



ERA PROPERTY MANAGEMENT RENTAL CRITERIA

The following are standards that will be used to judge your application for tenancy. You must meet the following standards to qualify for a rental with our company. Applicants are judged on the same standards, one person or family at a time, on a first come-first served basis.

- \$40 NON-REFUNDABLE APPLICATION FEE (FIRST APPLICANT) / \$30 NON-REFUNDABLE APPLICATION FEE FOR EACH ADDITIONAL APPLICANT – Each applicant/co-signer/tenant is required to pay an application fee. Co-signers for applications are subject to the same rental criteria.
- IDENTIFICATION – All applicants over the age of 18 must provide current photo identification at the time of application.
- EMPLOYMENT REQUIREMENTS – Employment will be verified. Please provide recent copies of last three months of pay stubs for each applicant. At a minimum, employment history should reflect six months with current employer and/or six months with previous employer.
- INCOME REQUIREMENTS – The combined gross income of all persons living in the rental should be three times the monthly rental rate. Applicants that do not meet the above employment or income requirements must provide a co-signer and/or savings account statements showing a minimum balance equal to 12 months of rental payments.
- RENTAL HISTORY – Applicants must provide name, address and dates of tenancy for previous landlords for one year. An application will not be approved if there are any previous evictions, defaults in lease agreements, untimely rental payments, or outstanding balances owed to another rental company.
- CREDIT HISTORY – Your credit must reflect that all accounts are current. Application for tenancy will be denied if you have filed bankruptcy within the last 18 months. Any bankruptcy must have been discharged at least one year from the date of application. All collections accounts must show as being paid in full. Applicants with past due accounts and collections can qualify after verification that attempt is being made to pay past due balances.
- CRIMINAL HISTORY – Your application will be rejected if you have been convicted for any type of crime that would be considered a serious threat to the rental property and/or other residents or neighbors.
- STUDENTS – Full-time students can qualify with written verification of financial aid, parental support or scholarships. Applicants who do not have at least two years of verifiable rental history must have a qualified co-signer and/or may be required to pay a higher security deposit. A qualified co-signer must live within the State of Utah, provide an application, and have sufficient credit standing to qualify as a renter.
- MAXIMUM OCCUPANCY: Follow the state regulated guidelines of no more than two occupants per bedroom in the home, plus one additional renter.

ERA Property Management is committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, religion, sex, sexual orientation, disability, family status, national origin, or source of income.

ERA PROPERTY MANAGEMENT
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435-867-1136 or 435-592-2693
erapropertymanagement@yahoo.com | www.acedarcityrental.com



APPLICATION TO RENT

Individual applications required from each adult occupant (All sections must be completed)

Date _____ Time _____

Last Name _____ First Name _____ Date of Birth _____

Social Security # _____ Driver's License # _____ State _____

Home Phone _____ Work Phone _____ Alt Phone _____

Email Address _____ Anticipated Move-In Date _____

Present Address _____ City _____ State _____ Zip _____

Date In: _____ Date Out: _____ Owner/Representative Name _____ Phone _____

Reason for Leaving _____

Previous Address _____ City _____ State _____ Zip _____

Date In: _____ Date Out: _____ Owner/Representative Name _____ Phone _____

Reason for Leaving _____

Name & Age of Other Applicants

Age	Name	Date of Birth	Social Security # (required if over 18 yrs old)	Drivers License #

Present Occupation _____ Employer Name _____

How Long _____ Name of Supervisor _____ Phone # _____

Address _____ City _____ State _____ Zip _____

Current Gross Income _____ *proof of income is required

Prior Occupation _____ Employer Name _____

How Long _____ Name of Supervisor _____ Phone # _____

Address _____ City _____ State _____ Zip _____

Financial Obligations: Please list financial obligations and monthly payment _____

Name of Bank _____ Address _____ Checking Savings

Emergency Contact: _____ Phone # _____ Relationship _____

- Have you or any person anticipated to occupy the premises:
- been arrested, accused, detained, convicted, or otherwise involved in any sex related crime
 - been part of a plea agreement relating to any criminal activity
 - have any pending case or action related to criminal activity
 - ever been on probation or parole?
 - been convicted of any criminal offense (misdemeanor or felony)
 - have any outstanding warrants
 - been listed on a sex offender registry
 - been arrested or have any other criminal record not previously disclosed?
 - consulted with a bankruptcy attorney
 - filed bankruptcy
 - been evicted

If any above apply, please explain _____

Do you or any person anticipated to occupy the premises Smoke? Have pets? If so what kind _____

Please return this application to _____

At _____

The undersigned makes application to rent housing accommodations designated as: _____

The rental for which is \$ _____ per month. Upon approval of this application, applicant agrees to sign a rental or lease agreement within 3 days of approval, and to pay all sums due, including deposits, before occupancy. If applicant fails to sign rental agreement in above stated time the landlord reserves the right to deny this application. An application fee of \$ _____ is non-refundable (an additional fee may be required for alias' or aka's). A Deposit of \$ _____ is required and can be refundable according to state and local laws.

All applications will be reviewed in the order received and judged based on the owner's rental criteria. Owner does not discriminate on the basis of race, color, religion, sex, national origin, disability, familial status or source of income. Criminal history will be evaluated on an individualized basis. Applicant represents that all of the above statements are true and correct and hereby authorizes verification of the above items including but not limited, rental history, criminal reports, employment verification, and obtaining of credit reports and agrees to furnish additional credit references on request. Applicant also attests that all occupants of the apartment will be legal to reside in the United States.

Dated: _____ Signed _____



CONSUMER AUTHORIZATION TO OBTAIN CONSUMER REPORT

I hereby authorize ERA Property Management to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment / salary details, vehicle records, licensing records, and / or any other necessary information. **I hereby expressly release ERA Property Management, and any procurer or furnisher of information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and / or federal government agencies, including without limitation, various law enforcement agencies.**

Applicant Name _____

Applicant Signature _____

Date _____