

Bitterroot Property Management INC

A non-refundable fee of \$50.00 is due with each application (cash, cashiers check, or money order only, no cards or personal checks accepted).

Please read and complete entire application carefully. APPLY ONLINE AND PAY WITH A CARD AT <https://bitterrootmanagement.com/rentals>

Applicant Name: _____ Date _____

Property Address: _____

I have physically inspected the unit on _____ I am requesting a lease term until _____

My ideal move in date is _____

BPM welcomes all applicants and supports fair housing. Thank you for the opportunity to assist you.

BPM STRONGLY ENCOURAGES APPLICANTS TO ARRANGE A PHYSICAL WALKTHROUGH OF THE UNIT THEY WISH TO APPLY FOR BEFORE APPLYING. BPM WILL NOT ENTER INTO A LEASE ANY SIGHT UNSEEN RENTALS.

BPM reserves the right not to rent to persons convicted of a crime. BPM also may deny an application that is incomplete or falsified. BPM makes its best efforts to process all complete applications within 4 business days.

If you require a reasonable accommodation or modification, please contact the BPM office for assistance.

Applications are accepted and approved based on, but is not limited to, the following criteria:

1. Acceptable credit: a credit bureau report will be obtained from a national credit bureau; good credit will be required.
2. Sufficient income: gross monthly income should equal 3 times the stated rent. Other monthly debt obligations will be considered in addition to rent. Permanent employment of at least 6 months is preferred.
3. Good rental history: verifiable rental references will be required. Any references ending 18 months prior to the date of the application will not be considered.

In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income.

Each resident over the age of 18 must submit a separate rental application.

If applying for a property that allows pets, recent vaccination records and a picture of the pet will be required to be submitted with the application. All pets are subject to approval. BPM does not accept aggressive breed which may include, but is not limited to:

- | | |
|-------------------|---------------------|
| Doberman Pinchers | Rottweiler |
| Pit Bulls | Mastiffs |
| German Shepherds | Akita |
| Chow | Pressa-Canario |
| Bull Terriers | Wolf or Wolf Hybrid |

Any mixture of the above breeds. Age of pet is also considered, no dogs under 1 year of age will be allowed.

If your application is approved an appointment will be scheduled to conclude the paperwork. You will have to be prepared to pay for the security deposit, fees and rent. RENTER'S INSURANCE IS REQUIRED. PROOF OF RENTERS INSURANCE MUST BE BROUGHT TO LEASE SIGNINGS See Pg 3. BPM has a contractual relationship with the owner of the property. BPM is an exclusive agent of the Property Owner and represents the Property Owner's interest in all rental transactions.

INCOMPLETE APPLICATIONS ARE GROUNDS FOR DENIAL. BPM WILL NOT CONTACT APPLICANTS WHO ARE MISSING REQUIRED DOCUMENTS.

Application Checklist:

- ___ View the interior of the unit that you are applying for. It is the policy of BPM, INC not to rent "sight unseen"
- ___ Read through and complete the entire application. All required information must be provided. Use "N/A" as needed.
- ___ Include a copy of a valid driver's license or valid photo ID.
- ___ Include copy of most recent pay stub or other verifiable income documents
- ___ Verifiable good rental history or proof of home ownership is required.
- ___ Recent Pet vaccination records and picture of pet (if applicable)

\$50.00 fee paid
Yes No
Rec by: _____

Bitterroot Property Management, Inc.
Rental Application

Personal Information:

Legal Name: First _____ Last _____ Middle _____
Social Security #: _____ Date of Birth: _____
Phone #/Cell phone #: _____ / _____
Email address: _____

Emergency contact's...Name/Address/Phone # is _____

Do you have animals? Please include companion/support/service animals Yes / No

Name: _____ Type/Breed: _____ Weight (lbs) _____ Age: _____

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How many vehicles do you have? _____

Year, make, model, and color: _____ License Plate # _____ State _____

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How did you hear about the property/Bitterroot Property Management?

Signage Website/Internet Search Zillow/Craigslist Referral Other _____

List the people who will reside with you: _____

*** Each resident over the age of 18 must submit a separate rental application.**

Mailing address _____ City _____ State _____ Zip _____

Is this your permanent preferred mailing address? Yes / No

Rental History Information:

Please provide 18 months of residential history

Current address _____

Name your current landlord: _____

Reason for moving: _____

Previous address _____

Name of your previous landlord: _____

Reason for moving: _____

Monthly Debt Obligations:

To Whom/Estimated Balance/Monthly Payment:

Credit Cards: / /

Auto Loans: / /

Student Loans: / /

Bank Loans: / /

Your total monthly debt payments are \$ _____

**Bitterroot Property Management, Inc.
Rental Application**

Current Employer _____ Phone number _____

How long have you been with your current employer? _____

Position _____ Supervisor _____

Monthly gross income \$ _____

Do you have any other relevant monthly income sources? Yes / No

If "Yes" list source and additional monthly income it provides:

Please provide recent copies documenting each source of income. Income without verifying documents will not be considered.

Do you or anyone who will reside with you smoke? Yes / No

Have you ever been evicted, refused to pay rent or filed for bankruptcy? Please explain the circumstances:

Do you have any special needs or requirements? Please include companion/support/service animals

Are you working with any kind of assistance program? If so, please give as much information as possible and contact information.

Yes / No _____

Have you ever been charged or plead guilty of a felony? Yes / No

-If yes, what was the nature of the crime? _____

Have you or any other intended occupant, including minors, ever been charged (whether or not resulting in a conviction), convicted, plead guilty or no contest to a misdemeanor involving sexual misconduct or the possession, sale or manufacture of drugs?

Yes / No

-If yes, what was the nature of the crime? _____

Are you or any other intended occupant, including minors, required to register as a sexual or violent offender?

Yes / No

RENTER'S INSURANCE IS REQUIRED. PROOF OF RENTERS INSURANCE MUST BE BROUGHT TO LEASE SIGNINGS.

Lessee is required to maintain and provide the following minimum required insurance coverage:

- \$100,000 Limit of Liability for Lessee's legal liability for damage to Lessor's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance"). Tenant(s) must list Bitterroot Property Management, INC as additionally insured and interest on said policy and provide written proof of coverage no later than the start of this Rental Agreement. Tenant(s) are required to provide Manager a copy of any and all newly renewed insurance, as insurance company may not provide to Manager of behalf of Tenant. Manager requires that each Tenant purchase a policy of Renter's Insurance or be listed as insured on a co-Tenant's policy of Renter's Insurance.

Applicants can provide proof of renters insurance with their application if they wish. This is highly recommended if you are confident you will be approved and are trying to move in as soon as possible.

PLEASE MAKE SURE YOU HAVE COMPLETLEY FILLED OUT THE APPLICATION AND ARE READY TO SUBMIT ALL ITEMS ON THE APPLICANT CHECKLIST FOUND ON PAGE 1. BPM IS NOT RESPONSIBLE FOR CONTACTING APPLICANTS FOR MISSING INFORMATION. AN INCOMPLETE OR FALSIFIED APPLICATION IS GROUNDS FOR DENIAL.

Bitterroot Property Management, Inc.
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www.rentbpm.com • bpm@montana.com

I hereby consent to allow Bitterroot Property Management, Inc. through its designated agent and its employees, to obtain and verify my credit information, criminal information, and/or eviction information for the purpose of determining whether or not to lease an apartment to me. I understand that should I lease an apartment, BPM Incorporated and its agent shall have the continuing right to review my credit information, criminal information, rental application, payment history and occupancy history for account review purposes and for improving application review methods.

Applicant Signature: _____ **Date:** _____

Current Landlord: Relative? Friend? Other?	Previous Landlord: Relative? Friend? Other?
Name:	Name:
Phone #: Fax #:	Phone #: Fax #:
Email:	Email:
Address Rented:	Address Rented:
City: State: Zip Code:	City: State: Zip Code:
Tenancy Date: From: To:	Tenancy Date: From: To:
Rent Per Month: \$	Rent Per Month: \$
Roommate's Names:	Roommate's Names:

Rental Verification to Landlord

1. Are you related to the applicant(s)? Yes / No
If yes, what relation? _____
2. Did the applicant(s) have a lease? Yes / No
If so, have they completed their lease term obligations? Yes / No
3. Is the rent amount provided on the attached questionnaire correct? Yes / No If not, what is the correct rent amount? _____
4. Did the applicant(s) pay rent on time? Yes / No
5. Did the applicant(s) receive any lease violations notices for late rent? Yes / No
If so, how many? _____
6. Did the applicant(s) receive any lease violations for unauthorized persons or pets?
 Yes / No
7. If applicable, where there any problems with the applicant's pets or animals?
 Yes / No If so, please describe: _____
8. Did the applicant(s) receive any lease violations for any other reason? Yes / No
If so, please describe: _____
9. Did the applicant(s) keep the unit clean? Yes / No
10. Did you keep any of the applicant's security deposit? Yes / No
If so, how much and why? _____
11. Did the applicant(s) give you proper notice to vacate? Yes / No
12. Did you ever give the applicant(s) a lease termination notice? Yes / No
If yes, why? _____
13. Would you rent to this applicant(s) again? Yes / No

Information Provided/Verified by:

Company _____

Name _____ Title _____

Signature _____ Date _____

Thank you for any assistance you provide!