



Hill Rental Properties, LLC

1218 S. Main Street · Moscow, ID 83843



Rental Application

Thank you for considering renting with Hill Rental Properties. Please read the following carefully prior to submitting your rental application. Once paid, the \$25.00 application fee is non-refundable. Hill Rental Properties' units are non smoking and pets are **NOT ALLOWED**.

Once you have found a rental unit, the next step is to submit a rental application. Hill Rental Properties strives to provide quality, well maintained, residential housing at an affordable rate. To help do so, Hill Rental Properties contracts with ACRANET to provide a thorough credit, criminal, and rental history screening of all tenants. Any person over the age of 18 residing in the rental unit is required to complete the rental application prior to residency. Applications may also be completed online at www.hillapartments.com.

To be approved to rent with Hill Rental Properties, applicants must meet the minimum requirements listed below. Hill Rental Properties reserves the right to use its own discretion in reviewing and approving rental applications and decisions may not be based solely on the following criteria. Hill Rental Properties does not discriminate based on age, gender, race, color, sexual orientation, or disability in the leasing of apartments.

- **Completed Rental Application** – All sections of the rental application for Hill Rental Properties must be filled out completely and accurately using blue or black ink. Hill Rental Properties reserves the right to deny any illegible or incomplete application or any application containing false information.
- **Age and Identification** – All applicants must be over 18 years of age, have a social security number, and a valid, government issued, picture identification (driver's license, passport, or identification card). Applicants without US citizenship must show a valid passport and visa information (form I-20, or other visa documents).
- **Credit** – Hill Rental Properties requires either a TransUnion credit score of 660 and/or a minimum of 90% of all trade lines to be in good standing. Applicants will be denied for outstanding balances owing to any utility company or previous landlords.
- **Criminal History**- Applicant will be denied if any of the following hold true:
 - Applicant has been convicted of a felony within the last 7 years.
 - At time of application, Applicant has not completed all court ordered obligations including incarceration, payment of legal financial obligations, restitution, and/or probation.
 - Applicant has plead guilty or no contest to a crime against a person or property, a violent offense, a sex offense, or is a registered sex offender.
- **Rental History**- Hill Rental Properties requires applicants to provide at least 3 years of residence history. Applicant's previous landlords must provide a positive rental history. Applications will be denied without exception if there is a balance owing to a previous landlord.

Submitting an application does not hold or guarantee the rental unit you've seen to be available when your application processing is complete. A unit is not guaranteed until the lease agreement is signed by all applicants and Hill Rental Properties. The security deposit and last month's rent are due when the lease is signed.

RENTAL SCREENING APPLICATION



521 W. Maxwell Ave. Spokane WA 99201
 Customer Service : 509 324-1249 • 1 800 304-1249
 Fax: 509 324-1240 • 1 800 845-7435

TenantScreening@ACRANet.com • www.ACRANET.com

TYPE OF REPORT

- FULL CONSUMER
- QUICK CHECK
- CO-SIGNER (Credit Only)
- COMPREHENSIVE
- OTHER Hill Rental App

OFFICE USE ONLY:

MEMBER ACCOUNT # Hill Rental

DATE OF APP: _____

RENT \$ _____

ADDRESS: _____

PAID: CASH CHECK

Verify ID _____

****INCOMPLETE APPLICATION CAUSES A DELAY IN PROCESSING****

Is this your first time applying with Hill Rental Properties?: _____

How did you hear about Hill Rental Properties? Friend/Referral Online Ad Newspaper Other _____

PROPERTY INFORMATION					
MGMT COMPANY Hill Rental Properties, LLC	COMPLEX NAME/ADDRESS	REQUESTING AGENT	PHONE# (208) 882-3224	FAX# (208) 882-1260	
APPLICANT INFORMATION					
APPLICANT IS: <input type="checkbox"/> APPLYING ALONE <input type="checkbox"/> HAS CO-APPLICANTS		CO-APPLICANT'S NAME(S) (MUST COMPLETE SEPARATE APPLICATION) 1. _____ 2. _____ 3. _____		RELATIONSHIP _____ _____	
APPLICANT LAST NAME		FIRST NAME	MIDDLE/SUFFIX	SOCIAL SECURITY #	
DRIVERS LICENSE #	STATE	DATE OF BIRTH (MM/DD/YYYY)	EMAIL ADDRESS:		PHONE #
TOTAL GROSS MONTHLY INCOME \$ (include all sources)		OTHER NAMES USED FOR APPLICANT:			
CURRENT RESIDENCE					
(1) PRESENT STREET ADDRESS			APT #	CITY	STATE ZIP
TYPE OF RESIDENCE <input type="checkbox"/> RENT <input type="checkbox"/> OWN <input type="checkbox"/> FAMILY/FRIEND		LANDLORD NAME		PHONE	FAX
MONTHLY RENT \$	MOVE-IN DATE	MOVE-OUT DATE	EMAIL		
PREVIOUS RESIDENCE					
(2) PREVIOUS STREET ADDRESS			APT #	CITY	STATE ZIP
TYPE OF RESIDENCE <input type="checkbox"/> RENT <input type="checkbox"/> OWN <input type="checkbox"/> FAMILY/FRIEND		LANDLORD NAME		PHONE	FAX
MONTHLY RENT \$	MOVE-IN DATE	MOVE-OUT DATE	EMAIL		
(3) PREVIOUS STREET ADDRESS			APT #	CITY	STATE ZIP
TYPE OF RESIDENCE <input type="checkbox"/> RENT <input type="checkbox"/> OWN <input type="checkbox"/> FAMILY/FRIEND		LANDLORD NAME		PHONE	FAX
MONTHLY RENT \$	MOVE-IN DATE	MOVE-OUT DATE	EMAIL		

EMERGENCY CONTACT INFORMATION			
NAME OF CONTACT	ADDRESS	RELATIONSHIP	PHONE
ADDITIONAL OCCUPANTS			
Do you have any dependents that will be living at the property? <input type="checkbox"/> YES <input type="checkbox"/> NO		LIST NAMES AND DATES OF BIRTH FOR ALL OCCUPANTS	
EMPLOYMENT HISTORY			
PRESENT EMPLOYER	CITY	STATE	PHONE
SUPERVISOR NAME	GROSS MONTHLY SALARY \$	START DATE	END DATE
ADDITIONAL INCOME <small>Additional income such as child support, alimony, or separate maintenance need not be disclosed unless such income is to be included in consideration for qualification.</small>			
AMOUNT OF ADDITIONAL INCOME \$	FREQUENCY	SOURCE	
PET INFORMATION			
Do you have any pets? <input type="checkbox"/> YES <input type="checkbox"/> NO	If Yes, (Please Explain):		LIST PET TYPES AND BREEDS
CRIMINAL HISTORY			
Have you ever been convicted of any crime? <input type="checkbox"/> YES <input type="checkbox"/> NO (Please use an additional page for multiple offenses)		What level was the offense? <input type="checkbox"/> Felony <input type="checkbox"/> Misdemeanor <input type="checkbox"/> Violation	COURT LOCATION:
MISCELLANEOUS INFORMATION			
Have you ever been evicted? <input type="checkbox"/> YES <input type="checkbox"/> NO	DATE	Have you ever filed for Bankruptcy? <input type="checkbox"/> YES <input type="checkbox"/> NO	Do you request a reasonable accommodation? <input type="checkbox"/> YES <input type="checkbox"/> NO
VEHICLE INFORMATION			
MAKE AND MODEL	COLOR	YEAR	LICENSE PLATE NUMBER & STATE

Applicant/Co-Applicant certify that the information provided herein is true and that any false information knowingly provided is subject to the penalty of perjury. Applicant/Co-Applicant hereby authorize the landlord and/or agents to verify the information and obtain credit reports, criminal background, unlawful detainer, prior eviction information, past tenancy report and employment verification through ACRA.net. Applicant/Co-Applicant understand that a NON-REFUNDABLE APPLICATION FEE of \$ 12.00 single cosigner, \$25.00 single applicant will be paid to the landlord/agent at the time of application is submitted.

Applicant's Signature _____ Date _____

The undersigned agent for the above-referenced landlord certifies that the information sought herein or in any consumer report prepared by ACRA.NET is for the purpose of evaluating the applicant's residency and no other purpose.

Agent's Signature _____ Date _____



It is the Policy of the owners and managers of this management company and/or landlord not to discriminate against anyone in any respect in the rental of this dwelling unit because of race, nationality, religion, sex, disability or family status / having children under the age of 18.