



# Hill Rental Properties, LLC

1218 S. Main Street · Moscow, ID 83843



## Rental Application

Thank you for considering renting with Hill Rental Properties. Before applying, please read the following carefully.

- Once paid, the application fee is non-refundable.
- Please be aware that the Hill Rental Properties lease prohibits the smoking of any substance inside the units.
- Hill Rental Properties lease also prohibits pets, animals, and/or birds. If you have a service or support animal at the time of application, please document it on your application and be prepared to provide documentation verifying presence of a disability and disability related need for the animal if requested.
- 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 in full by cash, check, or money order when the lease is signed.

Hill Rental Properties strives to provide quality, well maintained, residential housing at an affordable rate. Therefore, to be approved to rent with Hill Rental Properties, applicants must meet the minimum requirements listed under the Rental Criteria section. 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](http://www.hillapartments.com).

Hill Rental Properties contracts with ACRANET to provide a thorough credit, criminal, and rental history screening of all tenants. However, 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, familial status, or disability in the leasing of apartments.

## Rental Criteria

- **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 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**- Hill Rental Properties will take into consideration the nature and severity of the offense history, age at the time of arrest, rehabilitation and/or treatments completed, restitution paid, number of similar offenses, and good rental history when evaluating criminal history. Applicants with an arrest and pending criminal case will be evaluated based on the information available at the time of the application. If the arrest is a result of drug-related conduct, sexual misconduct, violence or threat against another person, violence, threat, or destruction of property, or any similar charge; the rental application will be put on hold until the criminal case has been finalized. Applicants will not be approved to move into a rental unit until the criminal case has been decided. Applicant will be denied if any of the following hold true:
  - The applicant has been convicted of a substantial crime against a person, against property, or involving a controlled substance within the last 5 years.
  - At the time of application, the Applicant has not completed all court-ordered obligations including incarceration, payment of legal financial obligations, restitution, and/or probation.
  - The applicant has been convicted for manufacturing or delivery of a controlled substance, a sex offense, or is a registered sex offender.
- **Rental History**- Hill Rental Properties requires applicants to provide current and previous residence history. Applicant's previous landlords must provide a positive rental reference. Applications may be denied for poor rental history and/or if there is a rent or damages owing to a previous landlord.
- **Conduct** - Hill Rental Properties may deny applicants that Hill Rental Properties believes to be intoxicated or similarly incapacitated at the time of application or lease signing. Hill Rental Properties may also deny applicants that, during the application or leasing process, physically or verbally harass or threaten in any way an employee or current tenant of Hill Rental Properties or use language or gestures that could be considered hostile, derogatory, vulgar, or abusive.

# 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 <b>Hill Rental Properties, LLC</b>	COMPLEX NAME/ADDRESS	REQUESTING AGENT	PHONE# <b>(208) 882-3224</b>	FAX# <b>(208) 882-1260</b>	
APPLICANT INFORMATION					
APPLICANT IS: <input type="checkbox"/> APPLYING ALONE <input type="checkbox"/> HAS CO-APPLICANTS		CO-APPLICANT'S NAME(S) (MUST COMPLETE SEPARATE APPLICATION)			RELATIONSHIP
		1. _____ 2. _____ 3. _____			_____ _____
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, \$ 35.00 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.