



Application Instructions, Criteria, and Terms:

YOU MUST AGREE TO THE FOLLOWING APPLICATION DISCLOSURES BEFORE COMPLETING AND SUBMITTING AN APPLICATION. Under no circumstances will you be refunded the application fee.

Property Solutions of Utah, PLLC, DBA Utah Property Solutions is committed to equal housing opportunity. We do not and will not discriminate against any person on the basis of race, color, religion, sex, disability, familial status, national origin or income.

APPLICANT INSTRUCTIONS:

Be aware that a completed application is required before you will be considered. This includes all persons over the age of 18 to apply as well as all co-signers. Please be prepared to pay the application fee as outlined in the property listing. In addition to this rental application, you will also be required to provide a copy of a valid US Government ID and proof of income. To complete this rental application, you must be prepared to provide two (2) years of residential history as well as contact information for your rental references. You will also be asked to provide information on your monthly income, and please note that most properties require that applicant combined gross income is at least three (3) times the monthly rent amount.

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

APPLICATION CRITERIA:

Application fee: \$45.00 This is nonrefundable under any circumstance.

1. All lease agreements, unless otherwise agreed upon, will be on an annual (12-month) basis.
2. Rental applications must be filled out by all parties who are 18 years of age and older. All applications must be submitted with the following: (a) Copy of a valid, state or federal issued photo ID, i.e. Driver's License, passport, military ID, etc. (b) Two (2) months of the most recent pay stubs or bank statements for each applicant. Other forms may include business and personal tax returns applicable in addition to pay stubs or bank statements.
3. All applicants and co-signers must submit a completed rental application, employment information, release of information form, co-signer agreement and valid ID. 4. Applicants are processed on a "first come, first served" basis. Applications will not be considered if they are incomplete. If we are unable to verify all the information on the application within two (2) days, your application will be passed up to the next completed application.

Completed applications should have:

- Rental History: We will not approve applicants that have ever been evicted. If there is little or no rental history additional deposits may be required.



- **Employment/Income History:** Applicant's rent cannot be more than 30% of the verifiable gross monthly income. Applicant's with less than 3-months employment may also be required to pay an additional deposit or have a co-signer. Some exceptions may apply for income requirements.
- **Credit History:** A minimum credit score of 620 FICO is required, as reported by the property management's chosen 3rd party screening service. Some exceptions may apply. In which case, additional deposits or co-singer may be required. Applicants with eviction, judgments and/or collections may be declined if they are excessive, recent or current charges, or for prior rental utilities. A co-signer may be requested due to little or no established credit history.
- **Bankruptcy History:** We will not approve tenants with a bankruptcy within the last five (5) years. Some exceptions may apply in which case additional deposits may be required and co-signers required.
- **Criminal Background History:** We DO NOT accept applicants or their co-signers who have unresolved criminal history or felony.

Unrelated Occupants:

Roommates are not typically allowed however may be considered occasionally. We do not rent to more than two (2) unrelated occupants. Roommates (more than two (2) unrelated occupants) may be required to pay additional deposits or have a co-signer. A minimum additional deposit of \$500 will be required along with an additional lease initiation fee of \$100.

Deposits:

Security deposits are required for ALL units. There is a non-refundable portion of the deposit is not to be used towards cleaning or damages caused by tenant. The refundable portion is to cover damages, cleaning, etc. caused by tenant.

After approval you will have two (2) business days to review the lease agreement and 24 hours to sign the lease once sent. The deposits and any other dues or providing proof of constructive delivery is required within two (2) business days following the lease. Certified funds must be in the form of cashier's check, money order, or teller check made payable to "Utah Property Solutions".

YOUR TERMS OF AGREEMENT:

The following Application Agreement will be signed by all applicants prior to signing a lease contract. While some of the information below may not yet be applicable to your situation, there are some provisions that may become applicable prior to signing a lease contract. In order to continue with this online application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.



1. Lease Contract Information. The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Contract Information above.
2. Application Fee (nonrefundable). You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork. It's nonrefundable under any circumstance.
3. Approval When Lease Contract Isn't Yet Signed. If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval. The lease is required to be reviewed and signed within two (2) business days of written approval.
4. If You Fail to Sign Lease Contract After Approval. Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within two (2) business days after we give you our approval in person, by telephone or by email. If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.
5. If You Withdraw Before Approval. You and any co-applicant may not withdraw your application or the application deposit. If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.
6. Completed Application. An Application will not be considered "completed" and will not be processed until all the following have been provided to us: a separate Application has been fully filled out and signed by you and each co-applicant, complete documentation has been provided, US Government issued ID has been provided, and application fee has been paid to us. All above are necessary for the Application to be considered completed.
7. Non-approval. We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person, email, by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time may be changed only by separate written agreement.
8. Notice to or from Co-applicants. Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
9. Keys or Access Devices. We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents, security deposits, and fees have been paid in full.



10. Signature. Our reception of this application is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.

*Application fee: \$45.00 This is nonrefundable under any circumstance. *