

# Fortress Property Management

397 S. State Street #105, Clearfield, UT 84015

Phone: 801.820.6854 Email: fortresspmutah@gmail.com

## Qualifying Criteria for an Ideal Tenant



- All applicants must provide a current, valid photo I.D. at the time of application.
- The combined gross income of all persons living in the rental must be 3 times the rental amount.
- History should reflect a minimum of 12 months of steady employment. Self-employed and student applicants will be evaluated on an individual basis.
- No present bankruptcies. Any bankruptcy must have been discharged at least one year from the date of application.
- Credit score should be at least 600 – If lower, a double deposit and/or co-signer will be required
- No criminal charges that would be considered a serious threat to other residents, neighbors, or the rental property. We are participants in the Good Landlord Program. Some cities offer a waiver for felony charges.
- MAXIMUM OCCUPANCY is two people per bedroom
- Pet's are permitted at most of our properties. Pet owners are responsible for knowing if their pet is on any breed restriction list in the city that they reside in. Prices for pets are as follows:  
Dogs and Cats - \$300 refundable deposit, PLUS \$50 per month pet rent.
- Renter's Insurance is **REQUIRED** for the duration of your lease, **NO EXEPTIONS**. Personal liability must be a minimum of \$100,000. You may provide proof of coverage upon lease signing with Fortress Property Management names as Interested Party, or we provide PDLW through Renter's Legal Liability, LLC, for \$15 per month.

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Signature

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Date

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Date

Fortress Property Management is committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, religion, sex, handicap, family status, or national origin.



APPLICATION TO RENT

\$30/Adult, Cash or M.O.

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Individual applications required from each adult occupant (All sections must be completed) Date \_\_\_\_\_ Time \_\_\_\_\_

Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Middle Name \_\_\_\_\_ DATE OF BIRTH \_\_\_\_/\_\_\_\_/\_\_\_\_
Social Security # \_\_\_\_\_ Drivers License # \_\_\_\_\_ State \_\_\_\_\_
Cell Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Home Phone \_\_\_\_\_
Email Address \_\_\_\_\_ Anticipated Move-In Date: \_\_\_\_\_

Present Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
Date In: \_\_\_\_\_ Date Out: \_\_\_\_\_ Owner/Landlord Name \_\_\_\_\_ Phone \_\_\_\_\_
Reason for Leaving: \_\_\_\_\_

Previous Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
Date In: \_\_\_\_\_ Date Out: \_\_\_\_\_ Owner/Landlord Name \_\_\_\_\_ Phone \_\_\_\_\_
Reason for Leaving: \_\_\_\_\_

Name & Age of Other Applicants and/or Minors

Table with 4 columns: Name, Date of Birth, SSN (if over 18), Drivers License #

Employer Name \_\_\_\_\_ Present Occupation \_\_\_\_\_
How Long \_\_\_\_ yrs \_\_\_\_ mos Supervisor Name \_\_\_\_\_ Phone # \_\_\_\_\_
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
Current Gross Monthly Income \_\_\_\_\_ \*Proof of income is required if Employer uses paid verification websites

Prior Employer \_\_\_\_\_ Prior Occupation \_\_\_\_\_
How Long \_\_\_\_ yrs \_\_\_\_ mos Supervisor Name \_\_\_\_\_ Phone # \_\_\_\_\_
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Financial Obligations: Please list financial obligations and monthly payments

Table with 4 columns: Financial Institution/Creditor, Monthly Payment, Financial Institution/Creditor, Monthly Payment

Name of Bank \_\_\_\_\_ Address \_\_\_\_\_ Checking \_\_\_\_ Savings \_\_\_\_
Emergency Contact: \_\_\_\_\_ Phone # \_\_\_\_\_ Relationship: \_\_\_\_\_

Has anyone who will reside in the premises been arrested/convicted/accused of a crime against persons or property, or drug/alcohol related crimes? Y / N If yes, conviction date? \_\_\_\_\_ On Parole/Probation? Y / N Filed petition in Bankruptcy? Y / N If yes, discharge year: \_\_\_\_\_
Been evicted? Y / N If yes, eviction year? \_\_\_\_\_ Do you smoke? Y / N Do you have pets? Y / N
If yes, how many and what kind? \_\_\_\_\_

Release: Applicant represents that all of the above statements are true and correct and hereby authorizes verification of the above items including but not limited to the obtaining of credit reports and agrees to furnish additional credit references upon request. Applicant also attests that all occupants of the rental unit will be legal to reside in the United States.

The undersigned makes application to rent housing accommodations designated as (address): \_\_\_\_\_
The rental for which is \$ \_\_\_\_\_ per month and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including deposits, before occupancy. An application fee of \$30 CASH OR MONEY ORDER is non-refundable.

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_