

Lakeside Property Management, LLC

“The Leader in Residential Property Management“

P.O. Box 654 Hayden, ID 83835

579 W Hayden Ave, Hayden ID 83835

(208) 640-9690 Fax (208) 763-3200

www.LakesidePM.com

Thank you for your interest in one of our rentals.

All rentals are on a first approved basis.

Before processing any application we require:

- One fully completed rental application for each person 18 years or older who will be living in the property
- \$30 non-refundable application fee for each rental applicant or \$45 for a married couple (Cash, Money Order, Cashier Check only)
- A legible copy of Driver's License or State Issued Photo ID Card
- Copies of your last two pay stubs, SSI, or last year's tax returns if self-employed

We will try and process your application in a timely manner, usually with-in 48 hours depending on the receipt of rental & employment verifications.

Once your application has been approved we require:

- The Security Deposit paid in full in the form of: Money Order or Cashier Check
- The Rental Agreement to be signed and residency begin from agreed upon date

Upon completion of your application please

Drop Off @

579 W Hayden Ave, Hayden ID 83835

Or Fax to:

(208) 763-3200

Or scan and e-mail to:

Rentals@LakesidePM.com

Or mail to:

Lakeside Property Management, LLC

P.O. Box 654

Hayden, ID 83835

Lakeside Property Management, LLC supports all fair housing laws, and regulations. We do not discriminate based on of sex, marital status, race, creed, religion, age, familial status, physical or mental handicap, color or national origin.

Lakeside Property Management, LLC Rental Requirements

1. You must have sufficient income. Sufficient income is defined as three times the monthly rent before taxes.
2. You must have good credit. We will be obtaining a consumer/credit report on each applicant.
3. You must have good rental history and/or good mortgage payment history.
4. You must have no outstanding debits to property owners and/or managements companies. As well as not debits to utility companies.
5. Your application must be complete and legible. Incomplete applications will not be processed.
6. All information must be verifiable.

Lakeside Property Management, LLC Pet Policy

This is a brief summary of Lakeside Property Managements pet policy. A full pet addendum will be required to be signed with the lease. Tenants are responsible for ensuring that their guests are aware of and follow this policy.

Not all properties allow pets. Pets are approved on a case by case basis. Properties that allow pets are allowed a maximum of two. No pet/animal of any kind shall be allowed on the premises without prior written consent from Lakeside Property Management.

A \$200 per pet fee is required at time of move-in.

The following dogs are prohibited on all rentals: Pit Bull, Rottweiler, Chow Chow, Doberman, American Terrier, and/or any mix thereof.

Property Applied For: _____ **Desired Date:** _____

Personal Information:

Applicants Full Name: _____

Have you ever used another name(s) _____

Cell Phone # (_____) _____ Home # (_____) _____

Social Security Number _____ - _____ - _____ Date of Birth _____

Email _____ How often do you check your e-mails? _____

Driver's License Number _____ State _____ Expires _____

Residence History:

Current Address _____ City _____ State _____ Zip _____

Dates at this address _____ Rent/Mortgage Amount _____

Landlord/Mortgage _____ Telephone # _____

Reason for moving _____

Is your lease expired? _____ If not, when is your lease expiration? _____

Have you had any late payments at this address? _____ If yes, how many? _____

Have you been served any legal notices, compliant notices, etc. _____

Previous Address _____ City _____ State _____ Zip _____

Dates at this address _____ Rent/Mortgage Amount _____

Landlord/Mortgage _____ Telephone # _____

Reason for moving _____

Is your lease expired? _____ If not, when is your lease expiration? _____

Have you had any late payments at this address? _____ If yes, how many? _____

Have you been served any legal notices, compliant notices, etc. _____

Employment History:

Employer _____ Position _____ Start Date _____

Address _____ City _____ State _____ Zip _____

Telephone # (_____) _____ Alt Phone # (_____) _____

Monthly Income _____ Supervisors Name _____

Previous Employer _____ Position _____ Start Date _____

Address _____ City _____ State _____ Zip _____

Telephone # (_____) _____ Alt Phone # (_____) _____

Monthly Income _____ Supervisors Name _____

If you should have any other sources of income you would like to consider please list below:

This includes, but not limited to child support, alimony, social security, school/financial aid.

Documentation must be provided for any items listed below:

Children:

Please list all children who will be living on the property (full or part time):

Name _____ Female/Male _____ Date of Birth _____

Name _____ Female/Male _____ Date of Birth _____

Name _____ Female/Male _____ Date of Birth _____

Pets:

Please review our pet policy as some of our rentals do not allow pets: If a pet should be accepted at your rental the following information needs to be filled out:

Breed _____ Name _____ Date of Birth (approx.) _____

Breed _____ Name _____ Date of Birth (approx.) _____

Vehicles:

Make _____ Model _____ Year _____

Lic Plate # _____ State _____ Color _____

Make _____ Model _____ Year _____

Lic Plate # _____ State _____ Color _____

Make _____ Model _____ Year _____

Lic Plate # _____ State _____ Color _____

Criminal /Legal History:

If you answer yes to any of the following questions please explain and include dates:

Have you ever been convicted of a felony or misdemeanor?

Have you ever been convicted of illegal manufacture or distribution of a controlled substance?

Have you ever been sued for an unlawful detainer/eviction?

Personal References:

Name _____ Telephone # (____) _____ Relationship _____

Name _____ Telephone # (____) _____ Relationship _____

Name _____ Telephone # (____) _____ Relationship _____

Credit Information:

Have you ever filed Bankruptcy? _____ What month and year? _____

Please list your current monthly expenses: This includes, but not limited to auto payments, student loans, insurance, child support, home loans, and credit cards.

1) _____ Monthly Amount \$ _____ 2) _____ Monthly Amount \$ _____

3) _____ Monthly Amount \$ _____ 4) _____ Monthly Amount \$ _____

5) _____ Monthly Amount \$ _____ 6) _____ Monthly Amount \$ _____

7) _____ Monthly Amount \$ _____ 8) _____ Monthly Amount \$ _____

Emergency Contact:

Who should we contact in case of an emergency? (Someone not residing in the same house)

Name _____ Relationship _____ Telephone # (____) _____

Address _____

Is there any other information you would like us to consider when reviewing your application?

Do you smoke? _____ Are you aware there is no smoking in ANY of our rentals, in the house or garage? _____.

I understand my application fee is non-refundable regardless of if I am approved or denied.

I have read and fully understand Lakeside Property Managements Pet Policy.

I declare under penalty of perjury that the information listed on this application is correct and true.

Applicant Name

Applicant Signature

Date

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Authorization Release of Information

I hereby authorize Lakeside Property Management the Landlord or their Agent(s) to obtain a consumer/credit report about me, to contact previous landlords to obtain information about my previous tenancies, to contact my current and past employment, to contact agencies that provide landlords information, to contact my references, and to take any other reasonable steps necessary in order to...

- Assess this Rental Application
- Assess any renewal or extension of my/our tenancy
- Pursue any future outstanding debt

Applicant Name (Please Print)

Applicant Signature

Date