

Thank you for your interest in renting from Cardinal Properties Inc.

When completing your application please fill in each blank. If the question doesn't apply to you, indicate N/A; all spaces must be filled. **Each adult member of the household must complete a separate application.**

There is a \$20.00 processing fee per person which covers the handling of your application and cost of your credit report. If a third-party guarantee is required, an additional \$15.00 processing fee will be required. **All processing fees are non-refundable.**

We cannot guarantee that any unit you have applied for will be available by the time your application processing is complete. As there are frequently several applications on each property, we recommend that you consider multiple properties in case a different applicant is selected for the property you are applying for. Please ensure that you or a representative view the property(s) you are interested in before you apply or during the application process as we do not rent sight unseen.

If your application is approved and your move-in date is not immediate, a holding deposit will be taken. Should you decide not to rent the unit, you will be charged a per day fee equal to a day's rent until a new tenant is approved, not to exceed 30 days or the amount of your deposit.

You will be required to pay at least the first month's rent and security deposit in advance.

We do business in accordance with the federal fair housing law.

Application Policies

In order for an applicant to be considered for tenancy, the Applicant must meet the following minimum requirements. **(Initial each line)**

_____ Each individual in the household over 18 years old will need to complete a separate application and pay the \$20 application fee. Submitted applications become the property of Cardinal Properties, Inc. and will remain on file for 6 months. After 6 months, a new application and fee will be required.

_____ **Income Requirements:** Income for the household should equal 3 times the rental amount, in net (after taxes) income.

_____ **Income Documentation:** For employment, you will need to submit a copy of your 2 most recent pay stubs. Permanent employment of at least 4 months at the same job is preferred. Current and/or previous employers will be contacted to verify income and longevity.

Pension/Social Security/Other Income: a copy of your most current award letter is required.

Self-employed persons must show at least one year's tax return (corporate, K-1, or 1040 schedule C) and 3 months bank statements (statements must show name on the account).

These are minimum requirements; Cardinal Properties might require further documentation

_____ **Credit Requirements:** We will run a credit report to evaluate the prospective tenant's history of meeting financial obligations.

Any applicant with evidence on the credit report that they owe a prior landlord shall be automatically disqualified. Collections or past due amounts to utility companies must be paid off. Other items on your report, such as unpaid tax liens, delinquencies, and returned checks, can affect your approval.

Consideration may be given for medical and student loan collections.

_____ At least 2 years of rental history or homeownership is preferred. Prior landlords will be contacted to inquire about payment history, property care, lease violation history, etc. Inability to contact previous landlords may result in a denial of the application. An eviction or money owing a previous landlord will result in an automatic disqualification. A minimum of three references (landlord and/or personal) are required. References cannot be relatives.

_____ A copy of a Government Issued Photo ID. ID must be provided. Acceptable forms of ID include Driver's, Military ID, etc.

Criminal History Policy

1. Anyone with a felony conviction must have spent six months on probation, and must have NO probation violations or repeat offenses
2. Anyone convicted of a drug charge; this includes using, manufacturing, distributing, or possession; must have completed all required probation. Anyone failing a drug test as a condition of probation will not be accepted as a tenant.
3. Anyone listed on the sexual or violent registry will not be accepted as a tenant.

Pet Policy

1. Only established pets will be considered. A pet profile and references that include knowledge of your pets is required
2. Pets must be at least one year old. Puppies and kittens are not accepted.
3. If a pet is approved, an additional deposit will be required. Tenant may also need to have a renter's insurance policy which covers pets.
4. Owners of multiple pets should contact our office to ensure the property will accept more than one pet. Deposit will increase per pet.
5. If a pet is allowed on the property, it shall not be one of the breeds considered vicious by insurance company standards: Pit Bull, American Pit Bull, American Staffordshire Terrier, English Bull Terrier, Rottweiler or Wolf Hybrid. Additionally, these breeds may not be accepted: Akita, Berner Sennenhund, Burmese Cattle Dog, Canary Dog (including Perro de Presa Canario), Chow, Doberman, Husky, Karelian Bear Dog (including Russo-European Laika), Rhodesian Ridgeback.
The foregoing applies to both purebred and mixed breed dogs.
6. Ferrets are not accepted.
7. No pet sitting or visiting is allowed.

Smoking Policy

1. Not all properties will accept smoking.
2. Smoking might not be allowed anywhere on the property, whether the applicant smokes inside or outside.
3. If smoking is considered, tenant may be required to pay an additional deposit.
4. If tenant's application is accepted, the tenant will be required to use air purifiers during the term of tenancy to help eliminate smoke odor and residue.

Houses on Acreage

Tenants do not have use of acreage the house is on without prior written approval.

Medical Marijuana

Growing of medical marijuana is not allowed at rental properties.

Applicant Signature

Date

I have read and understand the application policies and procedures.



Cardinal Properties, Inc.

320 South 2nd Street
Hamilton, Montana, 59840
(406) 363-4430
Fax: (406) 363-4432

ONE APPLICATION PER ADULT

Interested Property _____

Interested Property _____

Desired Start Date _____

FIRST _____ MI _____ LAST _____ SOCIAL SECURITY # _____

PHONE (____) _____ WORK PHONE (____) _____

E-MAIL ADDRESS _____

PRESENT ADDRESS _____

CITY STATE ZIP

HOW LONG _____ REASON FOR VACATING _____

LANDLORD _____ PHONE (____) _____

PREVIOUS ADDRESS _____

CITY STATE ZIP

HOW LONG _____ to _____
Month & year month & year

LANDLORD _____ PHONE (____) _____

Have you rented through Cardinal Properties before? Yes _____ No
Address

LIST ALL ADDITIONAL HOUSEHOLD MEMBERS: _____

PETS: How Many Pets _____ Age of Pets _____
Type _____ Breed _____

*All pet owners must submit a pet profile form with their application

DO YOU OR ANY MEMBER OF THE HOUSEHOLD SMOKE?

No _____ Yes _____

And I agree to smoke off the property (____ initial here)

HOW MANY AUTOMOBILES DO YOU HAVE? _____

MAKE _____ MODEL _____ COLOR _____ YEAR _____ PLATE # _____

MAKE _____ MODEL _____ COLOR _____ YEAR _____ PLATE # _____

EMPLOYED BY _____ PHONE (____) _____ SUPERVISOR _____

ADDRESS _____ How long currently employed? _____
CITY STATE

NET MONTHLY INCOME _____ POSITION _____

Last Previous Employer _____ PHONE (____) _____ Supervisor _____

OTHER SOURCES OF INCOME _____

NAME OF NEAREST LIVING RELATIVE _____ PHONE (_____) _____ RELATIONSHIP _____

NAME OF EMERGENCY CONTACT (MUST NOT BE PART OF THE HOUSEHOLD) _____

PHONE #'s _____ RELATIONSHIP _____

ADDRESS _____

CRIMINAL HISTORY

HAVE YOU OR ANY MEMBER OF YOUR HOUSEHOLD EVER BEEN CONVICTED OF OR PLEAD GUILTY OR NO CONTEST TO A FELONY WHETHER OR NOT RESULTING IN A CONVICTION? YES NO

HAVE YOU OR ANY MEMBER OF YOUR HOUSEHOLD EVER BEEN CONVICTED OR PLEADED GUILTY OR NO CONTEST TO A MISDEMEANOR INVOLVING SEXUAL MISCONDUCT WHETHER OR NOT RESULTING IN A CONVICTION? YES NO

ARE YOU OR ANY MEMBER OF YOUR HOUSEHOLD LISTED AS A SEXUAL AND/OR VIOLENT OFFENDER WITH THE DEPARTMENT OF JUSTICE? YES NO

ARE YOU OR ANY MEMBER OF YOUR HOUSEHOLD CURRENTLY A USER OF ILLEGAL CONTROLLED SUBSTANCES; OR HAD A PREVIOUS CONVICTION FOR SUCH USE; OR HAVE BEEN CONVICTED FOR THE MANUFACTURE OR DISTRIBUTION OF ILLEGAL DRUGS? YES NO

PERSONAL REFERENCES - KNOWN MINIMUM ONE YEAR - NO RELATIVES

REFERENCES DO NOT NEED TO BE LOCAL - DAY TIME PHONE NUMBERS REQUIRED.

NAME _____ STATE _____ PHONE (_____) _____

NAME _____ STATE _____ PHONE (_____) _____

NAME _____ STATE _____ PHONE (_____) _____

Applicants represent that statements made above are true and correct and authorize verification of rental history, references and credit. All pet owners need to submit a Pet Profile form with application. Any misrepresentations made will void your contract.

DATE _____ SIGNATURE _____

A CREDIT REPORT WILL BE OBTAINED FROM A NATIONAL CREDIT BUREAU WHEN PROCESSING.

\$20.00 Charge for processing; this fee is nonrefundable. A photo ID is required at the time of processing the application. Applications submitted become the property of Cardinal Properties Inc.

**WE DO BUSINESS IN ACCORDANCE WITH THE
FEDERAL FAIR HOUSING LAW**



Cardinal Properties, Inc.

320 South 2nd Street, Hamilton MT 59840
(406) 363-4430

Applicants Name(s) _____

Pet Profile

Pet #1

Name _____

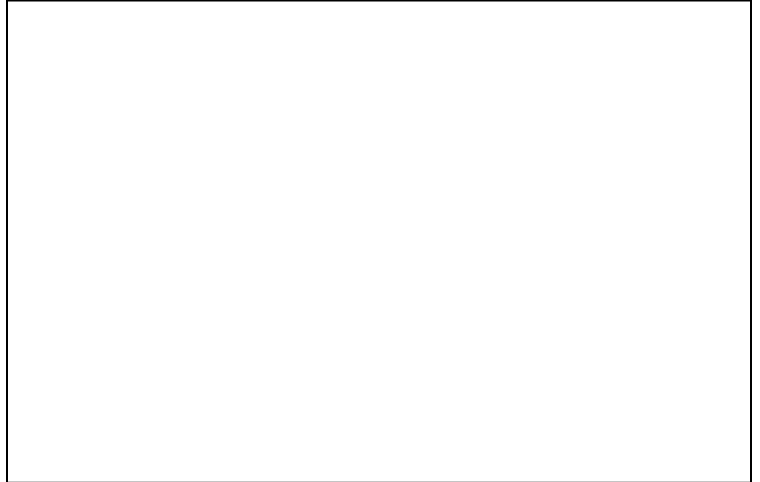
Breed _____

Age _____

Sex Male Female

Weight _____

How long have you owned the pet? _____



Pet #2

Name _____

Breed _____

Age _____

Sex Male Female

Weight _____

How long have you owned the pet? _____



Applicant represents that statements made above are true and correct.

Signature _____ Date _____

The Pet Profile is a required document if you have a pet.

Cardinal Properties, Inc.

320 South 2nd Street, Hamilton MT 59840

(406) 363-4430

Applicants Name(s) _____

Service/Assistance Animal Profile

Animal Information:

Name _____

Type _____

Breed _____

Age _____

Sex Male Female

Weight _____

How long have you owned the animal? _____

Service and/or assistance animals must be verified by management prior to applicant taking occupancy of a rental.
Ask management for the Request of Accommodation Form.

The Profile and Request for Accommodation documents must be submitted as part of your application if you have a service or assistance animal.

Signature _____ Date _____