



PROPERTY MANAGEMENT

1100 Old Marion Road NE
Cedar Rapids, Iowa 52402
Phone: (319) 363-3900
Fax: (319) 363-0207
www.highpm.com



APPLICATION DISCLOSURE

It is High Property Management's policy not to rent to the first applicant(s). We rent to the applicant with the best credit and rental history. The outcome of your application is based on your entire background check.

To expedite the outcome of your application, Please bring the following with you when you return your completed application to High Property Management. You may be asked for further verification if needed:

- Your last three pay stubs for employment or verification of other income (Child Support, Social Security Income, Disability, Etc.,)
Your state or government issued photo identification and social security card
Your Application Fee(s)
If you are a pet owner: Verification from your veterinarian that your cat is spayed or neutered and declawed

ALL ADULT (18 years of age and above) APPLICANTS MUST FILL OUT SEPARATE APPLICATIONS AND QUALIFY INDEPENDENTLY.

There are several qualifying areas that at the option of the Landlord may be taken into consideration when processing an application for residency. Please read the entire disclosure carefully prior to making application for residency.

In the application process the following may be considered:

- CREDIT
RENTAL REFERENCES
EMPLOYMENT/INCOME
CRIMINAL BACKGROUND

APPLICANTS WITH NO FINANCIAL/RENTAL INFORMATION:
May be asked to provide a qualified co-signer.

APPLICANTS WITH LESS THAN PERFECT CREDIT

- Applicant(s) may be required to have a co-signer and/or be required to pay up to two times the monthly rent for a security deposit. The number and of adverse ratings as well as the amounts will have an impact on the outcome of your application(s)
If an applicant has filed Bankruptcy – it must be at least 6 months prior to applying and recent credit must be excellent. Additionally, applicant(s) may be required to have a co-signer and/or be required to pay up to two times the monthly rent for a Security deposit.
Co-signers must be homeowners who reside in the state of Iowa. All Co-signers must be present during the lease signing.

If an applicant has owned a home for five years or more, a current rental reference is not required.

An additional deposit of \$100.00 is required of applicants who smoke.

Occupancy Standards are 2 people per bedroom.

PETS

At this time our owners will allow 1 cat per unit, and pay a \$250.00 pet fee with the first months rent. You must provide verification that the cat has been spayed/neutered/de-clawed. Pet owners will also be required to sign a "Pet Agreement".

Not fully and completely disclosing all requested information shall be grounds for denial. In addition, resident shall be in default and face immediate termination of the lease if any false or incorrect answers are given on the rental application.

I hereby authorize High Property Management, to whom this application is made or any credit bureau or their investigating agent employed by High Property Management to investigate the references and other data pertaining this application. I authorize HPM to investigate my credit and financial responsibility and criminal history. It is understood and agreed that Landlord reserves the right to rescind or amend an offer to rent, with or without cause, up to the time a deposit commitment is made.

IT IS UNDERSTOOD AND AGREED that if an application is approved and the Landlord has accepted a rental deposit, that BOTH the Landlord and Resident/Co-Signer are committed to renting the Dwelling.

An Application Fee of \$_____ per adult applicant is due by money order, or local check in order to process the application. If married adults are applying the Application Fee is \$_____. I UNDERSTAND THAT THE APPLICATION FEE IS NON-REFUNDABLE AND DOES NOT GUARANTEE APPROVAL.

I have read and fully understand and agree to the terms of this disclosure.

Applicant Signature:

Date