

Habitat Properties, LP dba Sunset Pond Apartments

c/o 1205 Woodstock Way, Bellingham WA 98226 • Phone: 360-734-7722 • Fax: 360-676-0101 • habitatproperties.us • sunsetpondoffice@habitatproperties.us

Address of Rental Property: _____ **Woodstock Way # _____ Bellingham, WA 98226**

Anyone age 18 or over MUST fill out separate applications



Credit: Primary: Comprehensive: Non-Refundable Application Fee: **\$50 per application**

Applicant Full Legal Name:		Birthdate:
Social Security #:		Driver's License #:
Phone #:		Email:
All Other Occupants Name, Age and Relationship:		
Current Address - Rent or Own		Prior Address - Rent or Own
Street Address:		Street Address:
City	State Zip	City State Zip
Move In Date:	Move Out Date:	Move In Date: Move Out Date:
Rent/Own:	Rent Amt:	Rent/Own: Rent Amt:
Landlord:	Landlord:	
Address:	Address:	
Landlord's Phone:	Landlord's Phone:	
Is this landlord a relative? Yes / No	Is this landlord a relative? Yes / No	
Current Employer		Additional Income or Savings
Company:		Monthly Income:
Phone:	Supervisor:	Source:
Address:		
Salary/Wage:	Hrs/Week:	Savings:
Hire Date:		Provide documentation of income and savings with your application.
Occupation:		
Do you have any animals? Yes No Describe:		
Have you ever used any other names? Yes No Please list names used below:		
Have you ever been convicted of a crime? Yes No If so, Describe below:		
Have you ever been evicted or refused to pay rent? Yes No		
Do you smoke? Yes No		
Auto / Year/ Licence Plate 1)		
Auto / Year/ Licence Plate 2)		
Alternative or Emergency Contact:		Relationship:
Address:		Phone #:
In compliance with the Fair Credit Reporting Act, State and Federal Laws, this is to inform you that an investigation involving the statements made on this application for tenancy is being initiated by AccuSearch, Inc. I certify to the best of my knowledge all statements are true and complete. I further authorize AccuSearch, Inc. and Habitat Properties LP, Inc. to obtain credit reports, court/criminal records, character reports, general reputation, mode of living, rental references and employment history as needed to verify all the information put forth on this application. SCREENING FEE IS NON-REFUNDABLE.		

Applicant's Signature _____ Date: _____

screening provided by:



103 E Holly St. #207, WA 98225 Phone: 360-383-9000 Fax: 360-383-9033
 FAXED TO ACCUSEARCH Date: _____ Time: _____ By: _____

\$50 application fee received on: _____

Acceptance Policy

Habitat Properties LP

Please fill out each application completely and accurately. When evaluating an application we consider all aspects of the information provided. Our criteria are applied consistently to all applicants in accordance with federal, state and local law. The below criteria are guidelines which may not encompass every individual situation. False statements or failure to disclose required information will result in denial of application. Lewd, vulgar, threatening or harassing conduct or language will not be tolerated during the application process and is grounds for terminating a meeting and denial of the application.

Income/Funds:

Must have a combined verifiable gross income of 3 times the rental amount. If monthly income does not meet our minimum requirement, applicant will be required to show savings in an amount equal to 12 times the shortfall and/or pay an increased deposit. As per state law (BMC 6.11.020) if an applicant has a housing voucher, the voucher amount will be subtracted from the total rent before calculating the income requirement.

Applicant must provide proof of income and/or funds available to pay rent.

Rental History:

A record of Eviction/Unlawful Detainer may result in denial of the application. Negative rental history such as, but not limited to, late payments or lease violations may result in denial or may require an increased deposit. A minimum of one-year rental history is required from a landlord who is not a relative of the applicant. Less than a full year will require an increased deposit. Home ownership history is accepted in lieu of rental history.

Credit:

Outstanding debts owed to prior landlords, unsatisfied civil judgments, outstanding repossessions, open bankruptcies, poor credit history or lack of established credit history may result in denial or may require an increased deposit. If you have a security freeze on your credit you will need to lift it in order for your application to be processed, please check with a staff member for details.

Criminal:

Criminal records are evaluated on a case-by-case basis with community safety in mind.

No Drug, Burglary, or Theft Convictions in the last 7 years.

No Assault or Violent Crime Convictions in the last 10 years.

No Sexual Assault or Sex Offender Convictions EVER.

No Open Warrants.

Identification:

Must be able to present a government issued photo ID such as a driver's license, passport or state issued identification card. Otherwise must provide 2 forms of acceptable non-photo ID.

I have read the Habitat Properties LP Acceptance Policy: _____ (Signature)

Habitat Properties LP does not accept Comprehensive Reusable Tenant Screening Reports

