

RENTAL APPLICATION

Lawson Properties, LLC provides an equal housing opportunity for all people.

Criteria to qualify for residency includes:

- Proof of identification
- Gross income of at least 3 times the amount of rent (unless specified by property).
- Verification of employment (minimum 1 year at present employer or consistent trade or occupation).
- Verification of positive, current rental history (minimum 1 year rental, home ownership, or military residence).
- Positive credit history (minimum 1 year responsible credit use and current payments).

When complete please return the signed application, proof of income & a copy of your photo ID

FAX: (253) 581-1096

Or

scan and EMAIL to
lawsonproperties@comcast.net

APPLICANT INFORMATION (Use Other Side Whenever Necessary - Please Print Neatly)

Address for which you are applying

1 st Applicant's Last Name	First Name	Middle	Phone
---------------------------------------	------------	--------	-------

Social Security Number	Date of Birth	Driver's License / State	Email
------------------------	---------------	--------------------------	-------

2 nd Applicant's Last Name	First Name	Middle	Phone
---------------------------------------	------------	--------	-------

Social Security Number	Date of Birth	Driver's License / State	Email
------------------------	---------------	--------------------------	-------

List all other persons to reside with you, including relatives.

1.	2.
----	----

3.	4.
----	----

RESIDENCE HISTORY

Current Address	City, State, Zip	Landlord's Phone	Dates of Occupancy	Rent Amount
-----------------	------------------	------------------	--------------------	-------------

Previous Address	City, State, Zip	Landlord's Phone	Dates of Occupancy	Rent Amount
------------------	------------------	------------------	--------------------	-------------

Previous Address	City, State, Zip	Landlord's Phone	Dates of Occupancy	Rent Amount
------------------	------------------	------------------	--------------------	-------------

EMPLOYMENT and INCOME

Applicant's Current Employer	Position	Monthly Income	Since	Supervisor's Name & Phone
------------------------------	----------	----------------	-------	---------------------------

Previous Employer	Position	Monthly Income	Dates	Supervisor's Name & Phone
-------------------	----------	----------------	-------	---------------------------

Co-Applicant's Current Employer	Position	Monthly Income	Since	Supervisor's Name & Phone
---------------------------------	----------	----------------	-------	---------------------------

Previous Employer	Position	Monthly Income	Dates	Supervisor's Name & Phone
-------------------	----------	----------------	-------	---------------------------

Other Source(s) of income (e.g. Social security, Alimony, Child Support, etc.)	Monthly Income
--	----------------

FINANCIAL REFERENCES

Name of Financial Institution	Phone #	Type of Account	Account #
-------------------------------	---------	-----------------	-----------

Name of Financial Institution	Phone #	Type of Account	Account #
-------------------------------	---------	-----------------	-----------

PERSONAL DATA

Has anyone who will be residing in the unit:

Ever been evicted? No Yes If yes, year and address _____

Ever been given a Notice to Pay Rent or Vacate? No Yes _____

If yes, describe circumstances: _____

Ever been convicted of a civil or criminal offense or have criminal charges pending? No Yes

If yes, please explain: _____

Are you required to register as a sex offender? No Yes

Filed for bankruptcy? No Yes

Are you a smoker? No Yes

For what date are you seeking occupancy? _____ Desired Duration of Lease: _____

Pet No Yes If yes, what type _____

Breed: _____ Weight _____ Age _____

Spayed/ Neutered: No Yes

Licensed: No Yes

VEHICLE INFORMATION

Written permission separate from this application must be obtained to park on premises.

Vehicle Make Model Year Color Plate #

Vehicle Make Model Year Color Plate #

EMERGENCY / PERSONAL CONTACTS

Name Relationship Address City, State Zip Phone

Name Relationship Address City, State Zip Phone

Name Relationship Address City, State Zip Phone

I/ We agree to pay a non-refundable application screening fee of \$45.00 per adult. **WE NOW ACCEPT VISA & MASTERCARD!** Click on the **TENANT SERVICES Tab** at www.lawsonproperties.net for more information



In compliance with the Fair Credit Reporting Act and RCW59.18.257(2), this is to inform you that a credit investigation involving the statements made on this application for tenancy at the above property is being initiated. If you are declined tenancy due to your credit report, you may obtain a free copy of your report from the bureau it was obtained from within 60 days of denial (Equifax, Experien or TransUnion). You also have a right to dispute the accuracy of the report and/or add a consumer statement to the report.

I/We certify that to the best of my/our knowledge, all statements are true and complete. I/We further authorize Landlord to obtain credit reports, character reports, civil and/or criminal records, and rental history as needed to verify all the information put for this application. I/We are aware that an incomplete application causes delay in processing and may result in denial of tenancy. I/We understand that false, fraudulent or misleading information may be grounds for denial of tenancy and/or forfeiture of my rental or lease agreement.

I understand that I acquire no rights in the unit until I sign a rental agreement. I/we agree to submit a holding fee in the amount of \$400.00. If my tenancy is approved and I sign a rental agreement, this fee shall be credited to my security deposit. If my tenancy is approved but I **DO NOT** sign a rental agreement, this fee shall be forfeited to the landlord as liquidated damages for holding a unit off the market. If my tenancy is not approved, this fee shall be returned to me. The applicant's copy of this application will serve as a receipt of payment for the screening charge collected. I further understand that false, fraudulent, misleading or incomplete information may be grounds for denial of tenancy or subsequent eviction. There are no other agreements express or implied between the parties. In accordance with State and Federal laws, you are hereby notified that an investigation may be made of the information you provided on this application together with information as to your character, general reputation, personal characteristics, and mode of living. You have the right to dispute the accuracy of information obtained from the entities you have disclosed above, and, upon written request, the right to a complete and accurate disclosure of the nature and scope of this investigation and/or a written summary of your rights under the WA Fair Credit Reporting Act.

x Signed Date **x** Signed Date

How did you hear about us?

Craigslist Rentals.com AHRN.com Other _____