



**Rental Application &  
Consent to Perform Background Check  
Whitefish Property Management  
333 Baker Avenue  
Whitefish, MT 59937  
whitefishpropertymanagement.com  
406-863-4651 fax 406-863-4655**

DATE \_\_\_\_\_

**PERSONAL INFORMATION:**

Applicants Name: \_\_\_\_\_

Property Wanted: \_\_\_\_\_ Preferred Move in Date \_\_\_\_\_

Phone: \_\_\_\_\_ e-mail address \_\_\_\_\_

Message Phone \_\_\_\_\_ Who? \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Social Sec #: \_\_\_\_\_ Driver's License #: \_\_\_\_\_ State issued \_\_\_\_\_

**CURRENT Address:** \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Reason for Moving: \_\_\_\_\_

Landlord/Management Company: \_\_\_\_\_ Contact \_\_\_\_\_

Phone: \_\_\_\_\_ Rent Amount: \_\_\_\_\_ How Long? \_\_\_\_\_

**PREVIOUS Address:** \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Reason for Moving: \_\_\_\_\_

Landlord/Management Company: \_\_\_\_\_ Contact \_\_\_\_\_

Phone: \_\_\_\_\_ Rent Amount: \_\_\_\_\_ How Long? \_\_\_\_\_

**CURRENT EMPLOYMENT:**

Employer Name: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Contact/Supervisor: \_\_\_\_\_ Position: \_\_\_\_\_

How Long at current job? \_\_\_\_\_ Years in Field? \_\_\_\_\_ Gross Monthly Inc: \_\_\_\_\_

**PREVIOUS EMPLOYMENT:**

Employer Name: \_\_\_\_\_ Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Contact/Supervisor: \_\_\_\_\_ Position: \_\_\_\_\_

How Long at current job? \_\_\_\_\_ Years in Field? \_\_\_\_\_ Gross Monthly Inc: \_\_\_\_\_

**OTHER INCOME SOURCES:** (housing Assistance, Alimony, Child Support, Education Assistance, Etc)

Source: \_\_\_\_\_ Amount Per Month: \_\_\_\_\_ Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Source: \_\_\_\_\_ Amount Per Month: \_\_\_\_\_ Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

**BANK REFERENCE:** (indicate bank and services used)

Name of Institution: \_\_\_\_\_ Account Type: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Institution: \_\_\_\_\_ Account Type: \_\_\_\_\_ Phone: \_\_\_\_\_

**PERSONAL REFERENCES:**

1) \_\_\_\_\_ Phone # \_\_\_\_\_

2) \_\_\_\_\_ Phone # \_\_\_\_\_

**EMERGENCY CONTACT:**

\_\_\_\_\_ Relation \_\_\_\_\_ Phone # \_\_\_\_\_

**LIST ALL PERSONS WHO WILL RESIDE WITH YOU:**

1) \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Phone # \_\_\_\_\_

2) \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Phone # \_\_\_\_\_

3) \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Phone # \_\_\_\_\_

**DO ANY OF THESE PEOPLE SMOKE?** \_\_\_\_\_ Who? \_\_\_\_\_

**LIST ALL ANIMALS WHO WILL RESIDE WITH YOU:**

1) \_\_\_\_\_ What Breed? \_\_\_\_\_ Age? \_\_\_\_\_ Sex? \_\_\_\_\_ lbs? \_\_\_\_\_ Fixed? \_\_\_\_\_

2) \_\_\_\_\_ What Breed? \_\_\_\_\_ Age? \_\_\_\_\_ Sex? \_\_\_\_\_ lbs? \_\_\_\_\_ Fixed? \_\_\_\_\_

**LIST ALL MOTOR VEHICLES WHICH WILL BE PARKED AT THE RESIDENCE:**

License Plate# \_\_\_\_\_ State \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_

License Plate# \_\_\_\_\_ State \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_

**CRIMINAL HISTORY:**

1. Have you or any other intended occupant, including minors, ever been charged (whether or not resulting in a conviction) or convicted, or pleaded guilty or "no contest" to a felony?

Yes \_\_\_\_\_ No \_\_\_\_\_

2. Have you or any other intended occupant, including minors, ever been convicted of or pleaded guilty or "no contest" to a misdemeanor involving sexual misconduct or the manufacturing of drugs whether or not resulting in a conviction?

Yes \_\_\_\_\_ No \_\_\_\_\_

3. Are you or any other intended occupant, including minors, required to register as a Violent or Sex Offender in any jurisdiction?

Yes \_\_\_\_\_ No \_\_\_\_\_

4. Have you or any other intended occupant, including minors, ever been evicted?

Yes \_\_\_\_\_ No \_\_\_\_\_

5. Have you or any other intended occupant, including minors, ever been filed bankruptcy?

Yes \_\_\_\_\_ No \_\_\_\_\_

6. Are there currently any judgments against you or any other intended occupant?

Yes \_\_\_\_\_ No \_\_\_\_\_

If you answered yes to any of the above questions, list specifics of on separate paper

## DISCLOSURE AND AUTHORIZATION

The undersigned Applicant declares that the information contained in this Rental Application is true, complete and correct, and understands and agrees that any false statements or representations identified herein may result in rejection, without further notice, of this and any future applications for tenancy in housing managed by Whitefish Property Management. The undersigned specifically authorizes and directs any and all persons or entities named by Applicant herein to receive, provide, and exchange with your company, its principals, agents and employees, any information pertaining to me, including but not limited to confidential information pertaining to my credit and payment history, the opinions and recommendations of my personal and employment references, my rental history, my criminal history, my driving record, my military background, my civil listings, my educational background, and any professional licenses. I hereby waive any right of action now or hereafter accruing against any person or entity as a consequence of the release or exchange of such confidential information. By my signature below, I authorize the investigation and release of any and all information pertaining to the statements and representations contained herein, including but not limited to release of my confidential credit report to your company, its principals and/or the owner(s) of any property which I am applying to occupy.

I further understand and agree that your company will rely upon this Rental Application as an inducement for entering into a rental agreement or lease of real property and I warrant that the facts, matters and information contained in this Application are true, complete and correct to the best of my knowledge and belief. If any facts subsequently prove to be untrue or inaccurate in the sole discretion and determination of your company, you may terminate my tenancy immediately and collect from me any damages incurred including reasonable attorney's fees resulting there from. The Rental Application and Third Party Guaranty are an integral part of the rental agreement and will be used in conjunction with all legally binding documents and/or agreements. After executing a rental agreement ("lease") with your company, I understand that I am responsible for reporting any changes in the personal information contained herein, including but not limited to change of name, phone number(s), financial and employment information within 48 hours.

I understand that your company reserves the right, in its sole discretion, to report to national credit reporting agencies my failure to fulfill any of the terms of any rental agreement subsequently executed by me, including any amendments, renewals or extensions thereof. Subsequent consumer credit reports may be obtained and utilized under this authorization in connection with any update, renewal, modification, or extension of any Rental Agreement including any amendments thereto or regarding any collection matter pertaining to, arising from or in conjunction with, the rental or lease of a residence for which application was made.

Beginning at the time that I tender a deposit for a property which I intend to lease, and your company accepts such deposit, I agree to lease the property according to the terms and conditions of the lease agreement for that property, although at the time a written lease may not be signed. The starting date for my occupancy of the property will be the first day the property is made available for lease or an agreed upon date if different from that date. I agree that the lease agreement shall be in full force and effect from the time that my deposit is accepted, even if the initial occupancy date is after the date that the deposit is accepted.

Our company welcomes all applicants and supports the precepts of equal access and "Fair Housing." We will not refuse access to any housing, accommodation, or other interest in property or otherwise discriminate against an applicant on the basis of age, sex, race, religion, marital/familial status, physical or mental handicap, color, creed, ethnicity, national origin or sexual orientation.

**NOTICE OF THE CONTRACTUAL RELATIONSHIP BETWEEN THE PROPERTY OWNER AND WHITEFISH PROPERTY MANAGEMENT:** our company is the sole and exclusive agent of the Owner of the properties listed for rent or lease and represents the Property Owner's interest in any and all transactions related to the rent or lease of said property.

I understand that I have the right to make written request within a reasonable period of time to the "Service Provider" (Trak-1) for additional information concerning the nature and scope of investigation. I acknowledge that I have voluntarily provided the above information for employment purposes, and I have carefully read and I understand this authorization.

Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

## A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to [www.ftc.gov/credit](http://www.ftc.gov/credit) or write to: Consumer Response Center, Room 130-A, Federal Trade Commission, 600 Pennsylvania Ave. N.W., Washington, D.C. 20580.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
  - A person has taken adverse action against you because of information in your credit report;
  - You are the victim of identity theft and place a fraud alert in your file;
  - Your file contains inaccurate information as result of fraud;
  - You are on public assistance;
  - You are unemployed but expect to apply for employment within 60 days.

In addition, by September 2005 all consumers will be entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See [www.ftc.gov/credit](http://www.ftc.gov/credit) for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See [www.ftc.gov/credit](http://www.ftc.gov/credit) for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to [www.ftc.gov/credit](http://www.ftc.gov/credit).
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt-out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit [www.ftc.gov/credit](http://www.ftc.gov/credit).



**Rental History Verification**  
**Whitefish Property Management**  
**333 Baker Avenue**  
**Whitefish, MT 59937**  
**whitefishpropertymanagement.com**  
**406-863-4651 fax 406-863-4655**

Date \_\_\_\_\_

\_\_\_\_\_ has made an application for a property managed by Whitefish Property Management. It is important that we determine the applicant's past rental history of meeting financial obligations. We also need to determine whether the applicant has a record of lease violations or eviction notices. The information that we here ask you to supply will be kept confidential and used only for the purpose of evaluating the applicant's rental application. We request that this information be supplied within 24 hours so as not to unnecessarily delay this applicant. Your prompt cooperation is appreciated. Thank you.

Applicants Previous Address \_\_\_\_\_

**APPLICANTS RELEASE:**

By my signature below, I hereby authorize the release of the information requested on this application to Whitefish Property Management.

\*Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

.....**Applicant – leave rest of page blank**.....

**RENTAL HISTORY QUESTIONS:**

Is this the social security number you have on file for this applicant? Y / N SS# \_\_\_\_\_

What was the monthly rent? \$ \_\_\_\_\_

Did the applicant have a record of paying rent promptly? Y / N

Did you ever begin eviction proceedings against the applicant for nonpayment? Y / N

Did the applicant keep the premise/yard clean or neat? Y / N

Did the applicant or applicant's family or guests damage the property or common areas beyond ordinary wear and tear? Y / N

Did the applicant pay for the damage? Y / N

Did you keep any of the applicant's security deposit? Y / N

If yes, how much and why? \_\_\_\_\_

Did the applicant ever create any noise disturbances or disruptions? Y / N

Did the applicant ever have anyone "non-approved" living in the unit? Y / N

Did the applicant ever have any "non-approved" pets in the unit? Y / N

Did the applicant give you proper notice before moving? Y / N

Would you rent to this applicant again? Y / N

**INFORMATION PROVIDED AND VERIFIED BY:**

Company: \_\_\_\_\_ Signature: \_\_\_\_\_

Name (please print): \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_