

# Rental Requirements

- Positive picture ID is required for all rental showings and rental applications.
- Applications must be **filled out completely** and signed.
- Student rental applications with no prior rental history will be required to have a lease co-signer.
- All applicants must pay an application fee (\$30 for Idaho residents and \$40 for out-of-state applicants) prior to processing of rental application.
- Approved rental applications will hold the rental unit for 48 hours, for applicant(s) to sign lease agreement, after 48 hours we will continue to market the property for rent.
- All units are non-smoking units and require that smoking tenants do so at least 20 feet away from all entryways and windows.
- Applicants must be at least eighteen (18) years old to enter into a lease agreement.
- Pet deposits (**for approved location's only**) are required at time of lease signing.

## Rental Requirements:

- One year of verifiable residence history from an unrelated third party landlord is required or a co-signer may be required.
- Home ownership shall be verified by submittal of tax assessor's statement or by credit report.
- One (1) or more three-day notice (pay rent or vacate) from past landlord will result in denial.
- Rental history reflecting any unpaid past due rent or damage balances due past landlord or management will result in application denial.
- Any past unlawful detainer action, or eviction will result in denial.
- **Any rental history upon which previous landlord or management refuses to re-rent to applicant will result in denial.**
- Rental history reflecting property damages, not paid for, will result in denial.
- Rental history reflecting past, disturbance of the peace, complaints may result in denial.
- Rental history reflecting pet violations will result in denial.
- Section 8 or HUD subsidized, rental applications may result in denial.

## Income Guidelines:

- Income Guidelines may be waived for full time student applications or a Co-signer may be required.
- Monthly gross income must equal approximately three (3) times monthly rent.
- If the monthly income does not equal approximately three times the monthly rent an additional one months prepaid rent or qualified co-signer may be required.
- Co-signers income should equal five (5) times monthly rent.
- Unemployed individual(s) applications will need to provide some form of verifiable income source.
- Tax returns, bank statements, paychecks, or employer confirmation are acceptable income verifiers.
- Roommates are jointly and severable (individually) liable for all rents due on rental unit.

**Credit Requirements:**

- The non-existence of an existing credit rating may in result denial or require a lease Co-signer.
- Outstanding bad debt(s) being reported on credit history report may result in denial or require an additional month(s) pre-paid rent.
- Collections on credit report may result in denial or require an additional month(s) pre-paid rent.
- Non-discharged bankruptcy(s) on credit report will result in denial.
- Discharged bankruptcy(s) on credit report may result in denial or an additional month(s) pre-paid rent.

**Automatic Application Denials:**

- Registered sexual predators or offenders.
- Any felony offense.
- Any criminal conviction where the applicant has been out of jail less than 10 years.
- Any criminal offense of physical or violent nature against people or property.
- Collection efforts filed by past landlord or property management companies.
- Any past unlawful detainer action or eviction.
- Incomplete or unverifiable information on rental application.
- Discrepancies between rental application and verified information.
- Any rental history upon which previous landlord or management refuses to re-rent to applicant(s) will result in denial.

Please make checks or money orders payable to Prestige Property Management.

**You may also apply at:**

<http://prestigepm.com>

**Our office is located at:  
1045 S. Ancona Ave., Ste. 140  
Eagle, ID 83616**

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