



STORAGE ACCEPTANCE POLICY

We are working with neighbors and other landlords in this area to maintain the quality of the neighborhood. We want to make sure that people do not use rental units for illegal activity. To that end, we have a thorough screening process.

If you meet the application criteria and are accepted, you will have the peace of mind of knowing that other renters in this area are being screened with equal care, and as a result, there may be a reduced risk of illegal activity occurring in the area.

Please review our list of criteria. If you feel you meet the criteria, please apply. Please note that we provide equal housing opportunity: we do not discriminate on the basis of race, color, religion, sex, handicap, national origin, familial status or any other protected class.

Screening Criteria

- ✓ **Key Deposit.** A \$30 key card deposit is required for each key wanted.
- ✓ **Administration Fee:** A \$20 non-refundable fee will be added to your 1st month's rent
- ✓ **Poor credit/No credit.** If your credit score is below 600 or you have no credit history you will need a qualified co-signer or you will be asked to pay prior to your move in first and last month's rent and a security deposit. (This option will only be available if you meet all other screening criteria).
- ✓ **Check writing history.** We will obtain a check writing history report. If you have a history of writing NSF checks you may be denied approval or will need a qualified co-signer.
- ✓ **Rental history verifiable from unbiased sources.** Family rental references are not considered unbiased. If you are related by blood or marriage to your previous landlords we will require: a qualified co-signer on your rental agreement (qualified co-signers must meet all applicant screening criteria)

It is your responsibility to provide us with the information necessary to contact your past landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history.

If you owned – rather than rented – your previous home, you will need to provide mortgage company references.
- ✓ **Proof of Sufficient income/resources.** Your rent must not exceed 1/3 of your monthly income, before taxes. If your income does not meet these guidelines you will be required to have a qualified co-signer or provide proof that you have the ability to pay for the entire term of the lease (i.e. trust fund, social security, retirement fund, etc.)
We must be able to verify independently the amount and stability of your income. (For example: through pay stubs, employer/source contact, or tax records. If self-employed: business license, tax records, bank records, and a list of client references.) For Section 8 applicants, the amount of assistance will be considered part of your monthly income for purposes of figuring the proportion.
- ✓ **Two pieces of identification must be shown.** We require a photo I.D (a driver's license or other government issued photo identification card) and a second piece of I.D. Present with the completed application
- ✓ **False information is grounds for denial.** You will be denied rental if you misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.
- ✓ **Criminal convictions for certain types of crimes will result in denial of your application.** *We take criminal history seriously.* You will be denied approval if, in the last 7 years, you have had a conviction for any type of crime. You will be required to sign a "Crime-Free Lease Addendum" if your application is approved.
- ✓ **Certain court judgments against you may result in denial of application.** If, in the last 7 years, you have been through a court ordered eviction, or had any judgment against you for financial delinquency, your application will be denied. This restriction may be waived if there is no more than one instance, the circumstances can be justified and you provide a qualified co-signer on your rental agreement.

By signing this form, I am acknowledging that I have read and understand the above "Storage Acceptance Policy". I also understand that for any of the reasons listed above, I can be denied approval for a rental unit. I understand that if denied, I may request in writing the opportunity to clarify my situation and Landmark Real Estate Management does not guarantee that any clarification I make regarding my situation will alter their decision.

My signature is also granting Landmark Real Estate Management and its agents the authorization to verify the information listed on my rental application. I understand that credit, criminal and check writing reports will be requested. I also understand that my bank and employer may be contacted.

You are advised that Landmark Real Estate Management is an agent of the owner.

Applicant understands that due to time restrictions in processing credit/criminal background checks; that should applicant not meet application requirements, any lease already signed will be voided and Landmark will lock you out of your unit. You will need to make arrangements to remove your possessions from your storage unit within 30 days. This requires making arrangements with Landmark to access your storage unit since it will be locked. If possessions not removed within 30 days Landmark is authorized to take legal action to remove possessions from the unit.

Tenant Signature _____ Date _____



1835 Barkley Blvd. Suite #101 • Bellingham, WA 98226
Phone (360)738-1022, Fax (360)527-8924

STORAGE RENTAL APPLICATION

NAME: _____
FIRST MIDDLE LAST HOME PHONE CELLULAR PHONE

OTHER USED NAMES: _____ E-MAIL: _____

DESIRED STORAGE UNIT SIZE: _____ **UNIT #:** _____ **LEASE TERM:** _____ **RENT:** _____

SOCIAL SECURITY #: _____ DATE OF BIRTH: _____

DRIVERS LICENSE #: _____ STATE ISSUED: _____ EXPIRES: _____

WHAT WILL YOU BE STORING IN THE UNIT?: _____

CURRENT/PREVIOUS RESIDENCE

CURRENT ADDRESS: _____
STREET ADDRESS APT. # CITY STATE ZIP

FROM: _____ TO _____ RENT: \$ _____ REASON FOR LEAVING: _____
MONTH/YEAR MONTH/YEAR

LANDLORD: _____ PHONE: _____

EMPLOYMENT

CURRENT EMPLOYER: _____ PHONE: _____

ADDRESS: _____
STREET ADDRESS CITY STATE ZIP

FROM: _____ TO _____ MONTHLY SALARY: \$ _____ POSITION: _____ F/T P/T
MONTH/YEAR MONTH/YEAR

ALTERNATIVE INCOME: _____ AMOUNT: _____ FREQUENCY: _____

ADDITIONAL INFORMATION: _____

IN CASE OF EMERGENCY FAMILY REFERENCE:

NAME: _____
FIRST LAST DAYTIME PHONE EVENING PHONE RELATIONSHIP

ADDRESS: _____
STREET ADDRESS CITY STATE ZIP

VEHICLE INFORMATION

MAKE MODEL YEAR COLOR LICENSE #



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STORAGE RENTAL APPLICATION - Continued

PLEASE ANSWER THE FOLLOWING QUESTIONS:

HAVE YOU EVER BEEN DELINQUENT IN PAYMENT OF RENT OR ANY OTHER FINANCIAL OBLIGATION? YES NO

IF YES, PLEASE EXPLAIN: _____

HAVE YOU EVER BEEN A DEFENDANT IN AN UNLAWFUL DETAINER / EVICTION LAWSUIT? YES NO

IF YES, PLEASE EXPLAIN: _____

HAVE YOU EVER BEEN CONVICTED OF A CRIME? YES NO

IF YES, PLEASE EXPLAIN: _____

DID YOU RESERVE THIS UNIT ON SPAREFOOT.COM? YES NO

HOW DID YOU HEAR ABOUT OUR COMPANY/ RENTALS?

CRAIGSLIST FACEBOOK WEBSITE FRIEND/RELATIVE

RENTALS.COM WALK IN SIGNS YELLOW PAGES

OTHER: _____

THANK YOU FOR APPLYING WITH US!