

# BOARDWALK

## REAL PROPERTY MANAGEMENT, INC.

Fair Housing Act – At Boardwalk Real Property Management we take the Fair Housing Act and Non-Discrimination seriously. It is our goal to provide equal opportunity housing to all persons, and we do not discriminate based on race, creed, color, religion, gender, familial status, age, ancestry or public assistance status.

### Application Requirements

#### Qualifications:

Monthly income should be three (3) times the rent amount

You must have verifiable income

You must list your last two (2) landlord's information

We will run your credit, do a background check to include criminal and eviction check, and contact previous landlords for rental history verification, we may contact your current employer as well.

#### Funds:

Money Order or Cashier's Check & Credit Cards are the only form of funds accepted.

(\$25.00 Credit Card transaction fee will apply)

\$40.00 Application Fee - Per PERSON \*Non Refundable

Security Deposit payable to: Boardwalk RPM / (applicant's name) .

Rent: \$ \_\_\_\_\_.

Deposit: \$ \_\_\_\_\_.

### Application Fee and Security Deposit(s) must be in Separate Certified Funds

\* Pro-Rated rent from time of move-in must be in certified funds and is due prior to picking up keys

\* First month's rent must be in certified funds only

Any occupant 18 yrs. or older must fill out an application form and pay the \$40.00 app. fee

### Pet Restrictions:

Client(s) Must bring dog(s) into office for interview and photograph. Pet Deposits vary and begin at \$300.00.

Smoking: No Smoking inside the home or garage.

### Items Needed in order for Boardwalk RPM to process your application:

\* Three (3) of your most current pay stubs for anyone 18 yrs. or older W2's are not an accepted form of employment verification, we will accept 1099's if you are a business owner, however we will need the last 2 years 1099's to verify income.

\* Legible Copy of photo I.D. for anyone 18 yrs. or older

\* Complete application for ALL applicants 18 yrs. or older

\* Be sure you provide current and accurate phone numbers for your previous landlords.

\* Security Deposit and Application Fee in separate certified funds.

Agent must sign lead-based paint addendum on those that apply. (Pre 1978)

\*Applications are not considered full and complete without ALL of the above.

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Applicant or an appointed representative named by letter must physically view the property prior to execution of the Lease Agreement. The representative must be someone other than the showing agent.

COMPLETE applications will be run in the order in which they are received, back-up applications are kept but funds not spent until the previous application has been declined. If you are a "back-up" application, we will notify you prior to running your application.

We at Boardwalk Real Property Mgmt., Inc., try to work with all applicants, if you have questionable credit, we may request additional funds (ie. Additional Deposits), with the property owner's consent.

**\*\* Due to recent advertisement scams which have been brought to our attention, we only honor market prices listed on MLS and Boardwalk RPM website, for a copy of these, please ask the receptionist. We apologize for any inconvenience this may cause.**

Please note, most of our properties are not furnished with appliances, with the exception of a stove, please be sure to verify, if you think the property you would like to rent has additional appliances that come with the property.

If for any reason your application is declined, or you withdraw your application, you must come in person, or authorize in writing, another person to come into our office to pick up your funds (i.e. Security Deposit, application fees, etc.), we will not mail them.

I have read this form and understand the qualifications in order to be approved for this property; I would like to proceed with the application process.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

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