



Primary Residential Management Tenant Application

Welcome to Primary Residential Management, LLC (PRM)! We are happy you have chosen us for your new home. In order to complete the application process quickly, be sure to follow all of the necessary procedures.

1. Please make sure that you fill out the application completely. Please do not leave anything blank. If it doesn't apply to you, mark the box N/A. We will need a completed application for each adult residing in the property.
2. We will be running credit checks and will need proof of your Social Security number. Please leave a copy of your Social Security card and drivers license with the completed application. (This is needed for all applicants).
3. Please make sure you include a \$50.00 minimum application fee (\$25 per additional applicant, non-refundable), and an amount at least 1/2 of the monthly rental amount as a security deposit to hold the property. The application process will not start until the application fees are received. No cash is accepted. Money orders or cashiers checks are required.

Attached is a qualification checklist for you to review. You and all co-applicants must meet all of the requirements. Please allow 1 to 2 working days to process the application. We require a daytime phone number to reach you to confirm your approval. If your application is accepted, you will be required to sign your lease within five (5) days of acceptance. All necessary paperwork must be returned to us at the time you sign your lease. All move-in funds must be received prior to receiving your keys. All move-in funds must be in the form of a cashiers check or money order. **NO PERSONAL CHECKS OR CASH WILL BE ACCEPTED.** Contact our office for the total amount needed for move-in.

QUALIFICATIONS FOR RENTAL APPLICATIONS: (some exceptions may apply)

CREDIT HISTORY:

1. No more than five negative accounts on your credit profile in the last 18 months.
2. No rent judgments in the last three years (unless paid in full and there have been any problems with residency since.)
3. Bankruptcy is OK as long as it has been discharged and credit has met the above two requirements since.

RENTAL HISTORY:

1. No skips or evictions for the past three years, whether verified by credit reports or by previous landlords, will be accepted.
2. Previous landlord will be called. You may be required to produce a minimum of three months of rent receipts or canceled checks.

WORK HISTORY:

Minimum six months steady work history (a transfer from another state is OK). Salary (before taxes) must be at least three times the monthly rental amount. Income and employment dates must be verifiable. We must receive at least one month of payroll check stubs from your employer. We will also verify current employment by phone.

UTAH LOCATION | www.UTPRM.com

OFFICE: (801) 783-1300 • FAX: (801) 265-9223 • INFO@UTPRM.COM • 525 WEST 5300 SOUTH, SUITE 200 MURRAY, UTAH 84123

SECURITY DEPOSITS:

Listed below are the deposits required prior to move in.

- 1. An amount equal to one months rent for security deposit (refundable)
- 2. \$100.00 cleaning deposit (refundable)
- 3. \$150.00 per pet deposit (refundable)
- 4. \$200.00 tenant administration fee (non-refundable)

CO-SIGNERS:

Co-signers must meet all of the above criteria to be considered acceptable and must also sign the lease as a co-lessee.

NOTE: The property you have previewed will be rented to you in as-is condition unless you are given in writing a list of repairs, renovations, yard work or cleaning that will be done by P.R.M.

Acknowledgement & Consent to Obtain Credit/Employment Information

I/We recognize that this rental application is subject to acceptance or rejection. I/We hereby state that the information set forth below is true and complete under penalty of perjury and authorize verification of the information and references given. I/We also authorize Primary Residential Management to run any credit checks. Should any statement made be misrepresented or false, all of the deposit will be retained as compensation to P.R.M., LLC for holding the rental off the market. If application is denied the deposit will be refunded. If application is accepted and applicant does not sign lease within five (5) days after notification of approval, the deposit will be forfeited as liquidated damages in payment for holding the unit off the market. NO EXCEPTIONS.

I/We understand that if after approval, I/We choose not to rent this property for any reason, I/We will forfeit the amount of deposit I/We have placed with P.R.M. NO EXCEPTIONS. I/We, the undersigned, understand that Primary Residential Management is the leasing agent and representative for the owner/landlord and that the leasing agent's fees will be paid by the owner/landlord. and that the leasing agent's fees will be paid by the owner/landlord. The undersigned acknowledge that this written notice was received prior to the undersigned receiving a lease agreement.

I/We authorize Primary Residential Management to investigate my/our credit qualifications and hereby release, in any manner, all of the information obtained by P.R.M. I/We further release all persons, agencies, or firms from any liabilities resulting from providing such information. The undersigned previous landlord, current and previous employer, and further, by a copy of this Application, authorizes any said landlord or employer to release pertinent residential and employment history information to be used in evaluating my lease application.

I/We further authorize owner/landlord, leasing agent or its representatives to apply for or obtain an investigation or credit report in connection with this application. I understand that said investigation or credit report may contain information obtained from various state governmental and private entities relative to the undersigned's number of children, employment, occupation, general health, financial, and criminal history information. I/We declare under penalty of perjury that the information listed in this application is true and correct. By signing below, I/we attest to the fact that we have read and accept this application, and that all of the statements included in this application are true and correct.

Primary Applicant's Signature

Secondary Applicant's Signature

Date

Date

UTAH LOCATION | www.UTPRM.COM

OFFICE: (801) 783-1300 • FAX: (801) 265-9223 • INFO@UTPRM.COM • 525 WEST 5300 SOUTH, SUITE 200 MURRAY, UTAH 84123

Credit History

	Primary Applicant		Secondary Applicant	
	Bank Institution	Balance on deposit or deposit owed	Bank Institution	Balance on deposit or deposit owed
Savings Account				
Checking Account				
Credit Card #1				
Credit Card #2				
Credit Card #3				
Auto Loan				
Home Loan				

Additional Occupants (if additional occupants are over 18 they will need to be on the lease and fill out an additional application)

All Other Proposed Occupants	Age	Relationship To Applicant

Vehicles (include vehicles belonging to other proposed occupants also)

Make	Model	Color	Year	License Plate	Owner

Pets (no pets are allowed that are not listed on this application, nor are pets allowed without prior approval from P.R.M.)

Type	Breed	Weight	Age/Owner

References (two related and two unrelated)

Name	Relation	To Whom	Phone Number

By signing the application you grant us permission to communicate with all the contacts listed in this application.

Address of Rental Property	Rental Amount	Lease Term	Date