



Raven & Zephyr LLC
 550 Manley Rd Bellingham, WA 98229
 360-305-8361
 Ravenzephyrllc@gmail.com



Residential Tenant Application

Rental Address: 1500 Donovan Ave Bellingham, WA 98225

Where did you hear about this rental? _____

Applicant Legal Name: _____

Other Last Names Used: _____

Email: _____ Phone: _____

Birthday: _____ SSN# (last 4): ***-**-_____

Type of Applicant (check): Financially Responsible Student Co-Signer Other: _____

Other proposed occupants (anyone over 18 must complete separate application):

Name	DOB	Relationship	Name	DOB	Relationship

RESIDENTIAL HISTORY:

Current Address: _____ Residing Dates:* _____

Type of Residency: Own Rent Live with Parent Other: _____

Current Monthly Payment: \$ _____ Current Landlord/Mortgage Company: _____

Reason for leaving: _____

**If fewer than 12 months, please add additional rental history information in the additional information section*

INCOME & EMPLOYMENT:

Employer Name: _____

Employer Address: _____

Employer Phone Number: _____

Position: _____ Monthly Salary: \$ _____

Supervisor: _____ Employment Dates:* _____

Additional monthly income and sources:

Source	Monthly Income	Source	Monthly Income
	\$		\$
	\$		\$

**If fewer than 12 months, please add additional employment history information in the additional information section*

ADDITIONAL INFORMATION:

Pets (describe): _____

Note: Additional documentation is required for most pets. Additional pet security deposit and pet rent may be required.

Do you have an Emotional Support Animal?: No Yes

Do you smoke?: No Yes

Vehicle Information:

Make	Model	Color	License Plate	Year

Have you ever been charged or convicted of a criminal offence or felony?: No Yes

If "yes" list details: _____

Have you ever been asked to vacate by a current/previous landlord?: No Yes

If "yes" list details: _____

Have you ever been evicted or left a rental owing a landlord money?: No Yes

If "yes" list details: _____

Have you ever filed for bankruptcy?: No Yes

If "yes" list date: _____

Any other additional information? (include information on additional residential, employment, or income here)

REFERENCES:

Name: _____

Address: _____

Phone: _____ Relationship: _____

Name: _____

Address: _____

Phone: _____ Relationship: _____

TIMING:

Preferred move-in date: _____

Duration of lease requested: _____

EMERGENCY CONTACT INFORMATION:

Name: _____

Address: _____

Phone: _____ Relationship: _____

ADDITIONAL ITEMS NEEDED TO COMPLETE APPLICATION:

- Copy of Driver's License or other current government-issued photo ID
- We must be able to verify the amount and stability of your income. This can be achieved through pay stubs, employer contact, or tax records. If Section 8 applicant, the amount of assistance will be considered part of your monthly income for purposes of determining the correct proportion. Please provide proof of income. Additional proof may be requested.
- If applying with a pet or animal, photo and documentation from a licensed veterinarian that verifies breed, age, weight, and proof of vaccinations is required.
- If applying with an Emotional Support Animal, documentation of Emotional Support from a qualified physician is required along with the above pet parameters.

CO-SIGNER:

- If you have fewer than 12 months of valid, verifiable rental history, you will be required to have a qualified co-signer.
- If you have a discharged bankruptcy within the last three years, you will be required to have a qualified co-signer.
- If you have an unverifiable social security number, you will be required to have a qualified co-signer.
- If your total verifiable monthly income is less than 3X the monthly rental amount, you will be required to have a qualified co-signer.
- If you have been employed for fewer than six months with current employer and your previous employment was in a different field of work, you *may be requested* to have a qualified co-signer.
- *If co-signer required, co-signer application must accompany applicant's application in order to be considered.*

AUTHORIZATION:

By checking the boxes and signing your full name below, you declare that all your statements in this application are true and complete. If you fail to answer any question or give false information, Raven & Zephyr LLC may reject your application. If information is determined to be false once tenancy has been established, your tenancy may be terminated and damages retained by Raven & Zephyr LLC.

By submitting this application, you are directing and authorizing Raven & Zephyr LLC to verify the information you've provided and obtain additional background information about you through any means, including using a third party consumer reporting agency such as the Rental Housing Association of Washington to prepare a consumer report or an investigative consumer report and/or verifying information by contacting personal and professional references, employers and other rental housing owners. You further direct and authorize Raven & Zephyr LLC and Rental Housing Association of Washington to obtain from any law enforcement agency, present or past employer or supervisor, landlord, credit bureau, collection agency, institution of higher learning, military branch or the national personnel records center, personal reference and/or other persons, and authorize the same to give records or information that any such entities may have concerning your status as a registered sex offender (as allowed by law), criminal history (as allowed by law), motor vehicle/driving history, earnings history, credit history, character, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature. Preparation of all consumer reports and

investigative consumer reports will follow federal, state and local laws and regulations.

You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any consumer report or investigative consumer report.

- I understand screening fees are non-refundable. If my credit and character reports come back unverified due to incorrect information, I will be charged an additional screening fee to re-process. In the event I have a freeze on my credit and do not unfreeze it for the purposes of verifying the information contained herein, I understand I will be charged an additional screening fee to re-process.
- I have read the Terms of Agreement shown above.
- I have also received and read a copy of the *Summary of Your Rights Under The Fair Credit Reporting Act*.

In compliance with the Fair Credit Reporting Act, State and Federal laws, I understand that by signing below and paying the \$45 Screening Fee, an investigation involving the statements made on this application for tenancy is being initiated. I am authorizing Raven & Zephyr LLC to conduct the background check(s) described above certify that to the best of my knowledge, all statements are True and Complete. I further authorize Raven & Zephyr LLC and the Rental Housing Association of Washington is to obtain credit reports, court records, character reports, employment and rental history as needed to verify all information put forth in this application.

Applicant Signature

Date

Applicant Printed Name