

SUBMIT TO: 331 Bryan Ave #8, Bremerton, WA 98312

\$48 Application fee per adult- Please include photocopy of I.D. and Pay Check Stub

Address of Rental Property: \_\_\_\_\_ Unit # \_\_\_\_\_ Rent Amount \_\_\_\_\_

Applicant's Complete Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

SSN# \_\_\_\_\_ DL#/State issued: \_\_\_\_\_

Tel# \_\_\_\_\_ Email Address: \_\_\_\_\_

Other Occupant's Name, Age & Relationship: \_\_\_\_\_

If any of the above noted occupants are currently married or separated but not living with their spouse, please note yes or no:  Y  N

✓ Complete Every Item on Application. Incomplete and/or Inaccurate Information May Result in Process Delay or Denial of Tenancy.

CURRENT ADDRESS (Required Entry)

PRIOR ADDRESS (Required Entry)

Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Apt # \_\_\_\_\_ Name of Apts \_\_\_\_\_  
How Long(Mo/Da/Yr)From \_\_\_\_\_ To \_\_\_\_\_  
Pymts / Rent Pd To \_\_\_\_\_ Amt \_\_\_\_\_  
Landlord/Mgmt Co. \_\_\_\_\_  
Address \_\_\_\_\_  
Tel# \_\_\_\_\_ Rent/Own/Lease \_\_\_\_\_

Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Apt # \_\_\_\_\_ Name of Apts \_\_\_\_\_  
How Long (Mo/Da/Yr) From \_\_\_\_\_ To \_\_\_\_\_  
Pymts / Rent Pd To \_\_\_\_\_ Amt \_\_\_\_\_  
Landlord/Mgmt. Co \_\_\_\_\_  
Address \_\_\_\_\_  
Tel# \_\_\_\_\_ Rent/Own/Lease \_\_\_\_\_

✓ Current Employer \_\_\_\_\_ Tel# \_\_\_\_\_ Supervisor \_\_\_\_\_

Dept / Attached to \_\_\_\_\_ Occupation \_\_\_\_\_ Rank \_\_\_\_\_

Hire Date \_\_\_\_\_ Monthly Salary \_\_\_\_\_ Full Time \_\_\_\_\_ Part Time \_\_\_\_\_

Address \_\_\_\_\_ Suite \_\_\_\_\_ City \_\_\_\_\_ State/Zip \_\_\_\_\_

✓ Prior Employer \_\_\_\_\_ Tel# \_\_\_\_\_

Dept / Attached to \_\_\_\_\_ Occupation \_\_\_\_\_ Rank \_\_\_\_\_

Hire Date \_\_\_\_\_ Monthly Salary \_\_\_\_\_ Full Time \_\_\_\_\_ Part Time \_\_\_\_\_

Address \_\_\_\_\_ Suite \_\_\_\_\_ City \_\_\_\_\_ State/Zip \_\_\_\_\_

✓ Additional Income (Interest,Child Support,Etc) \_\_\_\_\_

✓ Bank \_\_\_\_\_ Acct# \_\_\_\_\_ Branch \_\_\_\_\_ Tel# \_\_\_\_\_

✓ Pets? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, number, size, and type(s) \_\_\_\_\_

✓ Disability status and require special accommodations? \_\_\_\_\_

✓ Are you a fulltime student? Yes \_\_\_\_\_ No \_\_\_\_\_

HAVE YOU OR ANY OTHER HOUSEHOLD MEMBER:

Ever been evicted or refused to pay rent? Yes \_\_\_\_\_ No \_\_\_\_\_

Ever used any other name(s)? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, list name(s) \_\_\_\_\_

Are you or any other household member a Registered or Unregistered Sex Offender? Yes \_\_\_\_\_ No \_\_\_\_\_

Ever had bedbugs or any other infestation? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, what type of infestation: \_\_\_\_\_

Auto/Year/Make/Lic#: 1.) \_\_\_\_\_ 2.) \_\_\_\_\_

Local Contact \_\_\_\_\_ Address \_\_\_\_\_ Tel# \_\_\_\_\_

Nearest Relative \_\_\_\_\_ Address \_\_\_\_\_ Tel# \_\_\_\_\_

Emergency Contact \_\_\_\_\_ Address \_\_\_\_\_ Tel# \_\_\_\_\_

THE DECISION TO LEASE/RENT REMAINS WITH THE PROPERTY MANAGER



Niels G Nielsen Services, LTD  
Phone #: (360) 377-4498  
Fax #: (360) 479-3963

LION Investigations, Inc.  
Phone: 360-588-1633 / 800-341-0022  
Fax: 360-588-1189 / 800-522-6722



## Addendum (A) to Application for Tenancy

### LETTER OF AUTHORIZATION

To Whom It May Concern:

In compliance with the Fair Credit Reporting Act, State and Federal laws, this is to inform you and your household members that an investigation involving the statements made on this application for tenancy are being initiated by LION Investigations, Inc., PO Box 277, Anacortes, Washington 98221, 360-588-1633. I certify that to the best of my knowledge all statements are "true and complete". I further authorize LION Investigations, Inc. to obtain **EMPLOYMENT REFERENCES (including verifying salary), COURT, CRIMINAL & JUVENILE RECORDS, ARREST DETENTION INFORMATION and CHARACTER REFERENCES, GENERAL REPUTATION, MODE OF LIVING, and RENTAL REFERENCES** as needed to verify all information put forth on this application and otherwise available regarding all applicants identified on this application (for minor children, the undersigned parent/guardian authorizes the above-information to be obtained on their behalf).

Furthermore I warrant the accuracy of all information contained on this rental application, including that relating to the other intended occupants of the subject property. I understand and agree that if subsequently a determination is made that I provided false or inaccurate information on the rental application it is a breach of the terms of any rental agreement signed based on that information and Owner and/or his/her agent may take legal action to terminate said Agreement. **INVESTIGATIVE FEE IS NON-REFUNDABLE.**

\_\_\_\_\_  
Applicant's Name (please print)

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date of Authorization

\_\_\_\_\_  
Manager's/Assistant Manager's Signature

**List All Children of Juvenile Age (12yrs-17yrs) Intended to Reside on the Rental Property:**

(Please note there is an additional \$6.00 fee per Juvenile to be screened)

Full Legal Name	Nickname(s)	Date of Birth
_____	_____	_____
_____	_____	_____
_____	_____	_____



## CREDIT REPORT AUTHORIZATION

THE FOLLOWING MUST BE COMPLETED IN FULL

ADDRESS INFORMATION				
Applicant's Last Name	First	M.I.	Social Security Number	Date of Birth
Present Address	City	State	Zip Code	
Day Phone (     )		Fax (     )		
Night Phone (    )		Email:		

In compliance with the Fair Credit Reporting Act, we are informing you that information as to your **CREDIT REPORT** will be retrieved. I certify that the facts set forth in this application are true and complete. I agree that a complete investigation of all information on this application will not constitute invasion of privacy. I authorize **ORCA INFORMATION, INC., PO Box 277, Anacortes, WA 98221, 360-588-1633** to obtain a **CREDIT REPORT**, as necessary for application of tenancy.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

PDF to Word

**CRITERIA FOR TENANCY**

**General Requirements:**

1. Positive picture ID is required.
2. Application must be completely filled out and signed.
3. Application fee must be paid prior to processing the rental application. No personal checks will be accepted.
4. Applicant acknowledges and accepts that Niels G. Nielsen Services, Ltd. represents the owner of the property for which the applicant is applying.
5. If pet is allowed, proof of spay or neuter and pet fee is required.

**Rental Requirements:**

1. Two years of verifiable residence history.
2. No established rental history will require an additional security deposit equal to one month's rent, or an approved co-signer residing in Washington State.
3. Home ownership will be verified through credit report or tax assessors' office.
4. Four (4) or more 3-Day notices within a 12-month period will result in denial.
5. Two (2) or more NSF checks within a 12 month period will require an additional security deposit equal to one month's rent, and no checks will be accepted.
6. Rental history which shows any unpaid past due rent will result in denial.
7. Any unlawful detainer action or eviction over three (3) years old, which has been paid, can be approved with an additional security deposit equal to one month's rent.
8. Rental history showing property damage of \$50.00 but less than \$500.00 may require an additional security deposit equal to one month's rent, only if the amount has been paid in full.
9. Rental history showing property damage of more than \$500.00 will result in denial.
10. Rental history, which shows disturbance complaints, will be denied.
11. Additional security deposit is required for any instance of unauthorized persons or pets in a unit previously rented by applicant.

**Income Requirements:**

1. Monthly income must equal at least three (3) times the monthly rent.
2. If monthly income does not equal at least three (3) times the monthly rent, an additional security deposit equal to one month's rent may be required.
3. If a co-signer is required, their monthly income should equal at least five (5) times the monthly rent. Co-signer must be a resident of Washington State.
4. Current pay check stub is required.
5. Unemployed applicants must provide verifiable income or may pay 3 month's rent at move-in
6. Self-employed applicants will require proof of income from last 2 year's tax returns.

**Credit Requirements:**

1. Outstanding bad debts being reported on credit report of more than \$100.00 but less than \$1000.00 will require an additional security deposit equal to one month's rent.
2. Outstanding bad debts being reported on credit report of more than \$1000.00 will result in denial.
3. Excessive collections (6 or more) may result in denial.
4. Outstanding debt to landlord or property management will result in denial.
5. Any applicant with a bankruptcy which has not been discharged will result in denial.
6. After a bankruptcy has been discharged, applicant must show six (6) months of positive credit.

**Automatic Denials**

1. Conviction for Manufacture, distribution of a federally controlled substance, or lifetime registered sex offender.
2. Any collection filed by a property management company or landlord will result in denial, unless paid in full which will require additional security deposit equal to one month's rent.
3. Any applicant with unlawful detainer action or eviction within past three (3) years will result in denial.
4. Any current 3-day notice will result in denial.