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208.629.8814
www.AlohaPros.com

Please STOP! Read ALL requirements and "Terms of This Agreement" before for you hit submit.

You came to the right place! ALOHA PROPERTY MANAGEMENT would like to make your renting experience a good one. ALOHA PROPERTY MANAGEMENT follows all federal, state and local laws regarding the application process. Each application is screened without regard to race, color, religion, handicap, sex, familial status or national origin of applicant. The staff at ALOHA PROPERTY MANAGEMENT is trained and educated on the latest local, state and federal statutes pertaining to rental regulations.

Please be prepared to pay the application fee as outlined in the property listing. In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income for the last 30 days. If self employed you will be required to have current and previous years tax returns.

To complete this rental application, you must be prepared to provide 3 years of recent residential history as well as contact information for your rental references. You will also be asked to provide information on your current 30 days monthly income or if self employed you will be required to have current and previous years tax returns. , and please note that all properties require that applicant combined net income (after taxes) is at least three (3) times the monthly rent amount. You must have a current job near where you will residing, or letter of intent. If it is a job where you can work anywhere from, please provide proof.

Each resident over the age of 18 must submit a separate rental application.

The \$30 application fee is non-refundable, so please note the following before you pay the application fee: If your employer subscribes to the work number, you will need to long on to your account and provide Aloha with the required information. Your application will be kept on file for 90 days. If you find another home with us past the 90 days you will have to re-apply and pay the application fee again.

- We do not accept vicious breeds of dogs in any of our properties. Please see list in the terms of this agreement. We also do not accept any animals under a year. Please call our office if you have any questions prior to paying the application fee as it is non-refundable.

- If you have a pet there is an additional per pet application charge and screening which is administered by a third party pet screening tool. Please go to this URL to screen your pet... <https://www.petscreening.com/referral/Pt7uPHlqgGXo>. Once you are finished, please copy the appropriate pet application ID's in the question field box later in this application process.

- If you have a assistance, support, or service animal it is recommended you go to this URL to screen your animal. <https://www.petscreening.com/referral/Pt7uPHIqgGXo>. Once you are finished, please copy the appropriate pet application ID's in the question field box later in this application process. If you need an exception to this policy please contact Aloha by email at info@alohapros.com.

- We also encourage you to call the office to inquire about the status of the property prior to paying the application fee to ensure the property is still available, as once again, the application fee is non-refundable.

- Once approved you have 48 hours to pay security deposit and sign the lease. If both are not done, we will move on to the next applicant and your application fee is non-refundable.

- Should you decide that you do not want to continue with the lease agreement and do not wish to move into the property that you applied for and were accepted for – your security deposit and application fee is non-refundable.

- A completed application is when ALL parties and co-signers have filled out an application in its entirety and paid the \$30 non-refundable application fee. You have 24 hours to turn in all paper work required to have a completed application. You have 24 hours for all parties including co-signers to apply or we will move on to the next application.

- Applicants may not be accepted for a felony conviction for which less than three (3) years have passed from sentence release date to date of rental application. Felony convictions can be cause for denial; however, per federal regulations, drug- and alcohol-use felonies can be waived with proper documentation. Regardless of conviction date, no applicant with a felony conviction for an act of violence, sex crime, or illegal manufacturing or distribution of drugs will be NOT accepted.

- If you have a outstanding balance with another property manager, your application will be automatically denied.

- ***YOUR APPLICATION WILL NOT BE PROCESSED UNLESS ALL APPLICATION FIELDS ARE COMPLETED AND ALL CO-APPLICANTS HAVE APPLIED. YOU HAVE 24 HOURS TO DO THIS OR WE WILL MOVE ON TO THE NEXT APPLICANT***

The Application Process :

All applications must meet the requirements of this guideline. Each applicant 18 years of age and older must complete a separate application and pay the application fee of \$30, which is non-refundable. If your employer subscribes to the work number, you will need to long on to your account and provide Aloha with the required information.

1. All adults planning to reside on the property must complete the application.
2. The application must be legible.

3. Application fees are to be paid in MONEY ORDER, CASHIERS CHECK, OR APPFOLIO, only – no exceptions.

4. The application must be signed by all adult applicants planning to reside on the premises. 5. Applications are processed in the order received.

6. Additional applications will continue to be accepted until the approved applicant has signed the lease and/or paid the security deposit. Security deposits are non-refundable.

7. If you have a outstanding balance with another property manager, your application will be automatically denied.

8. Processing will normally be completed as soon as possible; however it can take longer if a complication arises such as difficulties contacting your past landlords or other references.

9. A copy of applicant's valid driver's license or other valid federal issued ID is required and will become part of the completed application.

10. All information on the application is subject to verification. A credit score of 600 or better is required per applicant. Between 550-599 will be double deposit or co-signer depending on how the application turns out. First time renters will be required to have a co-signer.

11. Applications will be denied if falsified.

12. Once approved, each applicant, WITHIN 48 HOURS, must sign the lease and be fully responsible for the lease, rent or any fees due.

13. If an application is denied, at ALOHA PROPERTY MANAGEMENT discretion, an approved Co-Signer may substitute their application, sign the lease and accept full financial responsibility along with the applicant. A Co-Signer must live with-in the Pacific Northwest region (Idaho, Oregon, Washington, Utah, Montana, Nevada and Wyoming) and have a credit score of 745 or better and make six times the amount the rent is on a net basis.

14. In lieu of a Co-Signer, and at ALOHA PROPERTY MANAGEMENT discretion, the applicant may pay a security deposit equal to the maximum the law will allow.

15. Guideline requirements may be waived at the discretion of ALOHA PROPERTY MANAGEMENT if applicant pre-pays rent for the full term of the lease

16. ALOHA PROPERTY MANAGEMENT bases its decision to accept an applicant on credit, previous landlord information, employment, and income and criminal record combined. For example, if you have excellent credit but you receive a negative reference from a previous

landlord, we will look at the other items such as employment and criminal record to assist us in making a decision.

17. Rental History. Applicant(s) must have good rental references for three or more consecutive years ending within the last three months. Relatives are not acceptable as rental references. Application may be denied for evictions, damages beyond normal wear and tear, illegal activity on premises, refusal to re-rent by previous landlord or a balance still owed to previous landlord and any utility companies.

18. Income. Application(s) may be denied if rent is more than 33% of verifiable net household income. For income to be verified, applicant(s) must provide verification of employment. Unemployment and child support is never considered income. You must provide the last two pay stubs from your employer for the last 30 days.

19. Criminal Background. A criminal record verification is made on all persons over the age of 18 who will occupy the property. Cause for the application to be rejected include but are not limited to conviction of (1) Illegal drug or gang involvement of any kind, (2) Any violent act against another person, (3) Vandalism, Arson, etc. (4) Burglary, (5) Criminal Trespass, (6) Stalking, and (7) Sexual offender. Any felony within the past 5 years will not be accepted. Any felony older than 5 years will be considered at ALOHA PROPERTY MANAGEMENT's discretion.

20. Pet Policy. Due to insurance costs and limitations, ALOHA PROPERTY MANAGEMENT does not allow the following types of dogs in any of our properties:

Akita
Alaskan Malamutes
Boxer
Bullmastiff or Mastiff Chow
Doberman
Husky
Presa Canario
Pit Bull
Siberian Husky Staffordshire terrier
"Wolf Dog/ Wolf Hybrid" Bull Terrier/Pit Bull Terrier German Shepherd Rottweiler

Any combination of these or any dog that has any of the above breeds lineage. We also do not accept any animals under a year. If the property owner agrees to allow a pet, then if you have a pet or companion animal there is an additional per pet application charge and screening which is administered by a third party pet screening tool. Please go to this URL to screen your pet... <https://www.petscreening.com/referral/Pt7uPHIqgGXo>. Once you are finished, please copy the

appropriate pet application ID's in the question field box later in this application process. From here we will determine the pet rent and non refundable pet fee.

21. Contingency Lease. If at the time of the showing, the applicant(s) wishes to rent the premises, applicant(s) can pay the application fee and the security deposit, and sign the rental agreement as a contingency lease (the unit is yours unless you are denied via the application process). The contingency is that ALOHA PROPERTY MANAGEMENT needs to complete that application process to include: Income verification, credit report, criminal background, and rental history verification. If tenant fails to meet the criteria, the applicant is denied and the security deposit is refunded. Once you are approved for the property, you must sign the lease within 48 hours and pay security deposit within 48 hours. Should you decide that you do not want to continue with the lease agreement and do not wish to move into the property that you applied for and were accepted for – your security deposit is non-refundable.

22. Security Deposit. The security deposit amount varies from property to property and must be paid in advance and must be paid by certified funds (money order, cashier's check, OR certified check.) Security deposits are non refundable.

23. Short Term Leases. Generally, ALOHA PROPERTY MANAGEMENT does not accept short-term leases (leases 6 months or shorter) unless approved by the property owner. Every property managed by ALOHA PROPERTY MANAGEMENT is rented for 1 year unless otherwise approved by the property owner. At that time you MAY have the option to renew.

24. Condition of the Premises. We believe we have a higher than normal standard in the preparation of our rental units, but our standards may or may not be equivalent to your standards. Unless you see something that you don't like, or something that you would like added, our rentals are rented "as is". We are happy to make your request(s) during the application process; we will gladly present it to the property owner. If the property owner grants our request, the modification will be made prior to you taking occupancy or otherwise annotated on the rental agreement. At no time does ALOHA PROPERTY MANAGEMENT make any promises or guarantees any work to be done to the property at anytime unless stated in writing.

25. Site Unseen. Parties agree that Tenant(s) were given the opportunity to inspect the property prior to signing lease. If Tenant(s) declined to do so and chose to sign lease on subject property sight unseen for their convenience, parties acknowledge that Tenant(s) will be fully obligated to the signed lease agreement should they not take occupancy of the property. Tenant(s) does agree that any maintenance shall be done as stipulated by the Rental Agreement and not the preferences of the Tenant(s) since Tenant(s) agreed to take property sight unseen.

26. Signing the Lease. Once you are approved, you will be notified by phone, text, and/or email and we will email your lease within 24 hours. All adults who have passed the application process and who will be living on the rented premises must sign the lease.

27. Release Information. This release and authorization acknowledges that Aloha Property Management, may now, or any time while I am renting, conduct a verification of my current

and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to me which may be in the files of any Federal, State, or Local criminal justice agency, and to verify any other information deemed necessary to fulfill the Tenant requirements. The results of this verification process will be used to determine tenant eligibility under Aloha Property Management, tenant policies.

I authorize ACRAnet, Aloha Property Management, and Appfolio and any of its agents, to disclose orally and in writing the results of this verification process to the designated authorized representative Aloha Property Management and or OWNERS if they are self managing.

I have read and understand this release and consent, and I authorize the background verification. I authorize persons, schools, current and former employers, current and former landlords and other organizations and Agencies to provide ACRAnet with all information that may be requested. I hereby release all of the persons and agencies providing such information from any and all claims and damages connected with their release of any requested information. I agree that any copy of this document is as valid as the original. By filling out application I acknowledge the above.

28. Rental Market. ALOHA PROPERTY MANAGEMENT chooses rent amounts based on current market conditions and instructions from the property owner.

29. Applicants may not be accepted for a felony conviction for which less than three (3) years have passed from sentence release date to date of rental application. Felony convictions can be cause for denial; however, per federal regulations, drug- and alcohol-use felonies can be waived with proper documentation. Regardless of conviction date, no applicant with a felony conviction for an act of violence, sex crime, or illegal manufacturing or distribution of drugs will NOT be accepted.

30. Behavior Qualifications: Agent will/can decline a applicant who, in the course of the process, exhibits behavior that is evasive, abusive, harassing, or combative toward Agent or whose behavior gives Agent cause to believe that Applicant cannot or will not comply with the proffered rental agreement or follow the expected rules of residency.

31. Proof of Receipt: If you would like a copy of your application receipt, you will need to come into our office and bring your photo ID for us to provide you with your information. We will not send it electronically.