

YM LLC

Dubuque, Iowa
YMdubuque@gmail.com

Application For Residency

Instructions: Please read and fill out all pages attached to this application to the fullest extent possible. Please return the application by **mail to YM LLC at 4488 Dodge Street Dubuque, Iowa 52003** or scan and **email to YMdubuque@gmail.com**. **Once an application is pre-approved, arrangements for a showing can be made. Please RETURN WITH a copy of your driver's license (or other government issued identification card) and a copy of your most recent pay stub.**

YM LLC requests that the identity and information relating to all adults which will be occupying the unit be provided and if additional pages to provide the requested information are necessary such will be supplied by landlord at tenants request. Tenant has confirmed that the following adults and children (names and ages) shall be the only occupants of the premises. Please provide Phone number and/or email address so we can get a hold of you.

Property Address: _____

Name _____ Date of Birth _____ Place of Birth _____ SS# or other U.S. Government Issued ID #: _____
Name _____ Date of Birth _____ Place of Birth _____ SS# or other U.S. Government Issued ID #: _____ Total Number of Minors to Occupy the Unit _____ List Names and Ages _____

Current Address _____ Length of Time at Present Address _____
City _____ State _____ Zip _____ E-mail _____ Landlord's Name _____ Phone _____ Previous Address _____ Length of Time at Previous Address _____
City _____ State _____ Zip _____ Phone _____ Have you ever been evicted or had a forcible detainer filed against you? Yes No
If yes, Reason _____

Drivers License # _____ State _____ Exp. Date _____

Second Dr. Lic. # _____ State _____ Exp. Date _____

Vehicles-you own, are buying, and/or would be parking on the property:

Make _____ Model _____ Year _____
Color _____ License Plate # _____ Exp. Date _____ State _____
Make _____ Model _____ Year _____
Color _____ License Plate # _____ Exp. Date _____ State _____

Current Employer's Name _____
Address _____ City _____ Phone _____ Date Started _____ Position _____ Supervisor _____ Gross Income _____ Per _____

Second Employer _____
Address _____ City _____ Phone _____ Date Started _____ Position _____ Supervisor _____ Gross Income _____ Per _____

Any Additional Income-State Source and Amount _____

Personal Reference:

Name _____	Name _____
Address _____	Address _____
City _____	City _____
Phone _____	Phone _____
Relationship _____	Relationship _____

Have you ever been convicted of a crime, placed on probation/parole, is there a current warrant for your arrest, or are you currently involved in any criminal activity? _____ Explain _____

Emergency Contact

Person to contact in case of an emergency _____

Address: _____ E-mail: _____

Phone _____ Relationship _____

All information furnished on this applicant is to the best of my knowledge, complete and accurate. Discovery of false or omitted information constitutes grounds for rejection of this application. Landlord may verify any and all information from whatever source you choose. I authorize all persons/or firms named in this application to freely provide any requested information concerning me and hereby waive all rights of action for any consequences resulting from the disclosure of such information.

I acknowledge payment of \$ __0 (ZERO) _____ as a nonrefundable fee for the purpose of processing this application.

I HAVE BEEN INFORMED THAT A FREE COPY OF THE "IOWA UNIFORM LANDLORD AND TENANT LAW" IS AVAILABLE TO ME THROUGH THE IOWA SECRETARY OF STATE'S OFFICE.

I hereby authorize Landlord and Landlord's agents ("Landlord") to verify any information on the application. If any of my answers are found to be incorrect, any Rental Agreement will be terminated. I also authorize verification of Employment and Salary Details, Bank Accounts, Credit History, Criminal/Civil/Arrest Records, Rental History, Vehicle Records, Licensing Records, and/or any other necessary information. I understand that after my application is accepted no rental deposit will be accepted until such time as the lease is signed. I hereby expressly release "Landlord" and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement or furnishment of such information, and understand that my application information may be provided to various local, state and/or federal agencies, including without limitation, various law enforcement agencies.

X _____ X _____

Signature of Applicant

Signature of Applicant

Phone # : _____ Phone #: _____

E-mail: _____ E-mail: _____

MORE BELOW ↓

YM LLC

Dubuque, Iowa
YMdubuque@gmail.com

Tenant Screening Policy

YM LLC takes the tenant screening process very seriously. Please review our list of criteria and if you meet the criteria, please apply. Please note that we provide an equal housing opportunity; we do not discriminate on the basis of race, color, religion, sex, disability, national origin, or familial status. All applicants are screened by the same policy and procedures.

A complete application is required for each adult 18 years of age or older. If a line is not filled in, and the omission is not explained satisfactorily, we will return the application to you; and you may be denied.

Each applicant must provide a photo ID (driver's license or other government issued photo identification) prior to lease execution. Failure to do so is grounds for rejection.

Your rental history must be verified by unbiased sources. If you are related by blood or marriage to one of the previous landlords listed on application, or your rental history does not include at least two previous landlords, we will require a qualified cosigner on your rental agreement (qualified cosigners must meet all applicant screening criteria) or an additional security deposit with the total not to exceed two months' rent. It is your responsibility to provide us with the information necessary to contact your past landlords. We reserve the right to deny application if, after making a good faith effort, we are unable to verify your rental history. If you owned, rather than rented, your previous home, you must furnish mortgage company references and proof of title ownership or transfer.

You must have sufficient income/resources. If you do not have monthly income, to include, but may not be limited to, wage income, social security benefits, pension benefits, child support, alimony or housing voucher payments, of at least 1.5 times the monthly rental rate per month your application will be denied.

We must be able to verify independently the amount and stability of your income through sources such as pay stubs, employer/source contacts, or tax records. If you are self-employed, you will be required to provide tax records, bank records, or a list of client references.

False information is grounds for denial. Your application will be denied if you misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated immediately.

Tenant Screening Policy (continued)

Criminal convictions for certain types of crimes will result in denial of your

application. Your application will be denied if, in the last 5 years, you have been convicted of any type of crime that involved the following: violence, firearms, illegal drugs, theft, crimes involving theft or destruction of property, or any crime involving a minor. Exceptions for simple misdemeanor offenses may be granted.

Certain court judgments against you may result in denial of your application. If in the past 7 years, you have been evicted as a result of a Forcible entry or detainer action or had any judgment against you for financial delinquency your application will be denied. This restriction may be waived if there has not been more than one such incident, you have satisfied the judgement or obligation, circumstances can be justified, *and/or* you provide a qualified cosigner on your rental agreement.

Poor references from previous landlords will result in a denial of your application. Your application will be denied, if in the last 5 years, your previous landlords report significant complaints such as repeated disturbance of the neighbors' peace, reports of prostitution, drug dealing, or drug manufacturing, damage to the property beyond normal wear and tear, reports of violence or threats to landlords or neighbors, allowing persons not on the lease to reside on the premises, and failure to give proper notice when vacating the property. Also, you will be turned down if a previous landlord would be disinclined to rent to you again for any reason pertaining to lease violations by you or others on the property during your tenancy.

We will accept the first qualified applicant. If you are accepted and do not take possession you WILL lose your application deposit. NO EXCEPTIONS!

If your application is accepted, you will be required to sign a rental agreement in which you will agree to abide by the rules of the rental unit. All persons responsible for the lease will sit through our tenant orientation process. A complete copy of our rental agreement will be provided to you. Additional copies will be \$20.

I understand and accept these qualifying standards and have truthfully answered all questions. Further, I understand that falsification of rental application information will lead to denial of rental.

Prospective Tenant

Date

Prospective Tenant

Date

Landlord/Manager

Date

