

Thank you for your interest in renting from Cardinal Properties Inc.

Cardinal Properties does business in accordance with federal fair housing law.

Please complete all sections of the application. If the question does not apply to you, indicate N/A; all spaces must be filled.

FEES: *Applicants do not have to pay fees unless they would like to be considered for a property.*

1. Application: There is a **\$40.00 processing fee per applicant** which covers the handling of your application and cost of your credit report. If a third-party guarantee is required, an additional \$20.00 processing fee must be paid.
2. Animals: **ALL applicants, whether they have animals or not**, must also complete the third-party review and screening process at **cardinalproperties.petscreening.com**. There is no additional fee for applicants without animals or assistance animals. PetScreening.com will charge applicants with pets a per animal fee.
3. All processing fees are **non-refundable**, and **each adult** member of the household must complete a separate application.

APPLICATION POLICIES: *In order for an applicant to be considered for tenancy, the Applicant must meet the following minimum requirements. (Initial each line)*

_____ Each individual in the household over 18 years old will need to complete a separate application and pay the application fees. Submitted applications become the property of Cardinal Properties, Inc. and will remain on file for 6 months. After 6 months, a new application and fee will be required.

_____ **Income Documentation:** For current employment, applicants must submit copies of one month of most recent pay stubs. Permanent employment of at least 4 months at the same job is preferred. Employers will be contacted to verify income and longevity.

Pension/Social Security/Other Income: a copy of your most current award letter is required.

Self-employed persons must show at least one year's tax return (corporate, K-1, or 1040 schedule C) and 3 months bank statements (statements must show name on the account).

_____ **Credit Requirements:** Cardinal Properties will run a credit report to evaluate the prospective tenant's history of meeting financial obligations.

Any applicant owing money to a prior landlord shall be automatically disqualified. Collections or past due amounts to utility companies must be paid off. Other items on your report, such as unpaid tax liens, delinquencies, and returned checks, can affect your approval.

Consideration may be given for medical and student loan collections.

_____ At least 2 years of rental history or homeownership is preferred. Prior landlords will be contacted to inquire about payment history, property care, lease violation history, etc. Inability to contact previous landlords may result in a denial of the application. An eviction or money owing a previous landlord or a negative reference will result in an automatic disqualification. References cannot be relatives or another member of the household.

_____ A copy of a Government Issued Photo ID must be provided. Acceptable forms of ID include Passport, valid Driver's License, Military ID, etc.

CRIMINAL HISTORY POLICY

1. Anyone with a felony conviction must have spent six months on probation, and must have NO probation violations, pre-release violations, repeat offenses, or additional convictions.
2. Anyone convicted of a drug charge; this includes using, manufacturing, distributing, or possession; must have completed all required probation. Anyone failing a drug test as a condition of probation will not be accepted as a tenant.
3. Anyone listed on the sexual or violent registry will not be accepted as a tenant.

WAITING LIST POLICY

1. Once approved, your name will be placed on our waiting lists for the property(s) you applied for.
2. Applicants are notified by mail when a vacancy comes available. If your name is at the top of the list and you refuse an apartment, your name will go to the bottom of the list.
3. Three refusals or no responses to the vacancy notices will result in your name being removed from the list.
4. All waiting list applicants' approval is subject to an updated application that must be completed prior to beginning income verifications.
5. Contact Cardinal Properties for complete waiting list policies.

ANIMAL / PET POLICY

1. **ALL applicants, whether they have animals or not, must complete** the third-party review and screening process at **cardinalproperties.petscreening.com**. Fees will apply for each pet. There is no cost for households with no animals or who submit accommodation paperwork for a service or companion animal.
2. In multiple person households, if animals are jointly owned, only one applicant is required to complete the screening process for each animal.
3. As a pet, one cat or one small dog under 20 pounds is considered.
4. Pets must be at least one year old. Puppies and kittens are not accepted.
5. Fish, birds, lizards, snakes etc. are considered pets and must be included on the application.
6. Dog breeds considered vicious by insurance company standards will not be allowed on the property. This applies to both purebred and mixed breed dogs and includes: Pit Bull, American Pit Bull, American Staffordshire Terrier, English Bull Terrier, Rottweiler or Wolf Hybrid. Additionally, these breeds may not be accepted: Akita, Berner Sennenhund, Burmese Cattle Dog, Canary Dog (including Perro de Presa Canario), Chow, Doberman, Husky, Karelian Bear Dog (including Russo-European Laika), Rhodesian Ridgeback.
7. Ferrets are not accepted as pets.
8. If a pet is approved, an additional deposit will be required.

SMOKING POLICY

1. Our low-income properties are smoke free. Tenants who smoke must do so on the street or in the alley or inside their vehicle.
2. Smoking restrictions include, but are not limited, to all tobacco and marijuana products, medical or otherwise, and vaping.
3. Tenants who smoke are required to use air purifiers in the unit to eliminate smoke odor and residue that comes into the unit on their person or clothing.
4. Management may require additional inspections to ensure compliance.

MEDICAL MARIJUANA: The use of medical marijuana is NOT allowed on this property as it is Federally funded, and marijuana is illegal under Federal laws. Growing marijuana, for personal or commercial use, is not allowed at rental properties.

Applicant Signature

Date



I have read and understand the application policies and procedures.

01/20/20

PET SCREENING

We encourage healthy and responsible pet interactions for all residents and we strive to create a community that welcomes everyone and ensures a pet-responsible environment. We use a third-party pet application that is simple and secure while storing your pet's information in one place.

This service makes it easy for Pet/Animal Owners to share their animal records with their Housing Provider, pet groomers, doggy daycares, dog walkers, pet sitters, vets, pet friendly hotels and more.

PRICING

- Prices are set by petscreening.com. Please see website for current prices.
- No charge (\$0) for an Assistance Animal Accommodation Request
- No charge (\$0) for a No-Pet profile
-

All profiles are active for one year upon completion.

HOW TO MAKE A PROFILE

Note: **Applicants without pets must complete the online affidavit**, while Pet Owners should gather the following to start:

- Vaccination Records
- Microchip Information
- Photos of Your Pet

1. All applicants should visit: <https://cardinalproperties.petscreening.com>
2. Review the policies and click the 'Start Here' button for No Pets, Household Pets or Assistance Animals.
3. Enter your contact information, read and accept the Terms of Service, and click 'Create Profile.'
4. No pets: Simply complete the affidavit questions.
5. Pet/Animal Owners: Select the type of animal then click Create a Pet Profile. If you are making an accommodation request for an Assistance Animal, the request box will be pre-selected.
6. On the next page, click on each section within the profile to enter details, upload photos and attach documents.
7. For Pets: Click the green 'Proceed to Payment' button at the top right of the profile, enter payment details and submit. For Animals: Click the green 'Submit for Review' button at the top right of your profile.
8. Your Pet Profile will be shared automatically with your housing provider.



Cardinal Properties, Inc.
 320 South 2nd Street, Hamilton MT 59840
 (406) 363-4430 TDD #711

TERRACE APTS (Hamilton), DARBY APTS (Darby), CHARLOS APTS (Stevensville)
 MUST BE 62 OR OLDER OR HANDICAPPED/DISABLED
WILLOW CREEK APTS (Corvallis), CEDAR GROVE APTS (Victor)
 FAMILY HOUSING

APPLICATION FOR OCCUPANCY ~ ONE APPLICATION PER ADULT

For office use only, applicant do not enter date

Apartment complex: _____ **Date:** _____ **Time:** _____



WE COMPLY WITH THE FEDERAL FAIR HOUSING LAWS. IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEX, FAMILY STATUS, AGE OR HANDICAP.

All applicants for fair housing are required to provide the information requested below and to also provide a third-party verification of all household income. This information will be held in STRICT CONFIDENCE and will only be used by Project Management to determine the applicant's eligibility to occupy an apartment unit in this Project. All tenants must meet the eligibility requirements established by Rural Development, USDA, the Montana Department of Commerce HOME Program, and also meet the Occupancy Policy of the Project. All eligible applicants who have FULLY COMPLETED this application, will be entered on the waiting list and notified of vacancies based on the order of priority as established by RD, USDA, and the Montana Department of Commerce HOME Program, US Government.

Name: _____ **Home ph:** _____ **Work:** _____

Email _____

Physical Address: _____

Mailing Address: _____

How Long _____ **Reason for Vacating** _____

Landlord _____ **Phone (_____)** _____

Previous Address: _____ **How Long** _____

Landlord _____ **Phone (_____)** _____

Previous Address: _____ **How Long** _____

Landlord _____ **Phone (_____)** _____

Household Composition

	Household Member Names	Sex	Relationship	Social Security #	Date of Birth
T					
CT					
1					
2					

- ★ Are you or any member of your household currently a user of illegal controlled substances; or had a previous conviction for such use; or have been convicted for the manufacture or distribution of illegal drugs? **Yes** **No**
- ★ Have you or any member of your household ever been convicted of or pled guilty or no contest to a felony whether or not resulting in a conviction? **Yes** **No**
- ★ Have you or any member of your household ever been convicted or pleaded guilty or no contest to a misdemeanor involving sexual misconduct whether or not resulting in a conviction? **Yes** **No**
- ★ Are you or any member of your household listed as a sexual and/or violent offender with the Department of Justice? **Yes** **No**
- ★ Please indicate the size of apartment that would best meet the living needs of your household. **One Bedroom** **Two Bedroom**
- ★ Households in which the Tenant or Co-tenant are handicapped or disabled have a special status and are eligible for a \$400 deduction from gross income prior to rent calculations. Do you believe this status applies to your household? **Yes** **No**
- ★ Would it be beneficial to your household to live in an apartment that has been designed for the handicapped or disabled? **Yes** **No**

Income from employment

	Employer	Occupation	Business Address	Phone #	YR Income
T					
CT					

All reported income must be verified and certified as correct by the Owner or Management Agent.

Income from other sources:

- Public Assistance (TANF): _____ Monthly Amount: \$ _____.
- Child Support- Spouse's Name: _____ Monthly Amount: \$ _____.
- Alimony- Spouse Name: _____ Monthly Amount: \$ _____.
- Unemployment Payments/Worker's Comp.-State _____ Monthly Amount: \$ _____.
- Student Aid/Loans- Source: _____ Monthly Amount: \$ _____.
- Interest Earnings _____ Monthly Amount: \$ _____.
- Pension/Annuity/Retirement Fund: _____ Monthly Amount: \$ _____.
- Social Security or SSI Payments-Member Benefited _____ Monthly Amount: \$ _____.
- Other/Anticipated Income: _____ Monthly Amount: \$ _____.

Family Assets:

Type	Location/ Bank/ S&L	Address/ Phone	Amount
Checking Acct.			
Savings Acct.			
Real Estate			
Other Assets			

Medical Expenses: (Those expenses NOT covered by Health Insurance) Households that claim a handicapped or disabled status and accept a \$400 deduction from income are also eligible for deductions for medical expenses in excess of 3% of gross income.

Provider/ Hospital/ Doctor/ Pharmacy	Address/ Phone	Annual Expense

How many automobiles do you have? _____

Make _____ Model _____ Color _____ Year _____ Plate # _____

Make _____ Model _____ Color _____ Year _____ Plate # _____

Do you pay for child day care outside the home? _____ No _____ Yes

Do you or any members of the household smoke? ___ No ___ Yes, and I agree to smoke off the property. By submitting the application for processing, you are agreeing to these terms. _____ (initial here)

Animals: Type: _____ Breed: _____ Age: _____

(One pet cat or one pet dog only. A profile must be completed at petscreening.com as part of the application for ALL applicants.)

**Personal References- Known minimum of one year- No Relatives- References do not need to be local
Daytime numbers required**

Name: _____ Phone: _____ City/ST: _____

Name: _____ Phone: _____ City/ST: _____

Name: _____ Phone: _____ City/ST: _____

- I understand that should I be ineligible to occupy an apartment because of the above information, I can request occupancy as an ineligible applicant after the Management Agent confirms that no other eligible applicants are present on the waiting list. The conditions of occupancy as an ineligible tenant as stated in the Rural Development occupancy regulations have been explained to me as I understand them.
- It has been explained to me that, should I be eligible for and receive the use of Rental Assistance, I will pay 30% of my adjusted monthly income as my monthly rent, but in no case would I pay more than the note rate established for my particular size apartment.
- I understand that should I be offered occupancy by the Management Agent and I chose not to accept, my application will be moved to the bottom of the waiting list, and I would not be contacted again for occupancy until all other applicants above my name have been so contacted.

Notification to applicant: Applicants who have submitted a complete application, as defined by the Management Agent, will be notified in writing that he/she/they have either been selected for occupancy, rejected for cause as listed, or been placed on the waiting list.

_____ I certify by initial that the housing I will occupy is or will be my sole permanent residence.
 _____ I certify by initial that I do not or ever will maintain a separate subsidized living unit in another subsidized project or property at the same time.

Emergency contact: Name: _____ Phone: _____

Address: _____ Relationship: _____

The information regarding race, national origin, and sex designation solicited on this application is requested in order to assure the Federal Government, acting thru Rural Development and the Montana Department of Commerce HOME Program, that Federal Laws prohibiting discrimination against housing applicants on the basis of race, color, national origin, religion, sex, familial status, age, and handicap are complied with. You are not required to furnish this information, but are encouraged to do so. This information will not be used in evaluating your application or to discriminate against you in any way. If you choose not to furnish the information, the Owner is required to note the race, national origin and sex of the household based on a visual observation or your surname.

Please indicate the Race of the Tenant: **Alaskan Native** , **American Indian** , **Asian** , **Black or African American** ,
Native Hawaiian or Pacific Islander , **White**
 Ethnic Group: **Hispanic** **Non-Hispanic**

I HERBY CERTIFY THAT THE INFORMATION LISTED ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ANY MISREPRESENTATIONS WILL BE JUST CAUSE FOR THE MANAGEMENT AGENT TO REJECT MY APPLICATION FOR OCCUPANCY. I UNDERSTAND THAT I MUST COMPLETE THE THIRD PARTY REVIEW AND SCREENING PROCESS AT CARDINALPROPERTIES.PETSCREENING.COM, WHETHER I HAVE ANIMALS OR NOT. MY SIGNATURE AUTHORIZES VERIFICATION OF RENTAL HISTORY, REFERENCES AND CREDIT.

Tenant signature: _____ Date: _____

**A CREDIT REPORT WILL BE OBTAINED FROM A NATIONAL CREDIT BUREAU WHEN PROCESSING.
 \$40.00 Charge for Processing Per Adult. This fee is nonrefundable. A photo ID is required at the time of processing the application.**

Acknowledged as received and that the conditions of occupancy and eligibility were explained.

M. Agent/Manager: _____ Date: _____ Time: _____