

Woodstock Properties, Inc. - Rental Application

Mahalo for considering one of Woodstock Properties, Inc. rental units as your potential new home. All information on our rental list is deemed reliable, but not guaranteed. It is **required** that prospective tenants personally view the inside of the property **before** your application will be processed. We also recommend prospective tenants verify information with the showing agent before applying.

Applications will not be processed until payment is received. If you have not personally viewed the property yet or you do not wish to pay for the application at this time, you may download and print our Rental Application. To download and print the pdf version of our Rental Application, return to the Main Page of our website, click RENTAL SERVICES > "Rental Application pdf version" then either right click or choose the printer icon at the top of the page.

In this way, you may fill out the application by hand and choose from the following:

1. Submit the application with payment (cash, check, money order) to the Woodstock Agent at the showing.
2. Return to our website: www.WoodstockHawaii.com click: Rental Services>Rental Application Payment and pay the application fee with a credit card or PayPal.
3. Mail or hand-deliver the application to our office which is located on the 4th floor, Suite #430 in the Bank of Hawaii building: 98-211 Pali Momi St. Suite #430, Aiea, HI 96701. Building hours are Monday - Saturday 7:00 am - 9:00 pm.

Fill out the application in its entirety. Check that phone numbers are correct and all information is complete. Incomplete information will cause a delay in the processing of your rental application. There is a \$20 non-refundable application fee to process each adult applicant 18 years of age or older that will be occupying the property.

Applications will be processed in the order received. This application is for qualification purposes only and does not in any way guarantee the applicant that he/she will be offered this property. Applicant understands that Woodstock Properties, Inc. can and will accept more than one application on this rental property and in its sole discretion will select the best-qualified tenant.

Please read the following guidelines carefully. These guidelines are established to ensure that all prospective applicants processed by Woodstock Properties, Inc. will be treated equally. Applications may be denied for evictions, low credit scores, pet ownership, 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. If you are unsure of your credit report you may wish to request a copy of your credit report (search online for "free credit report"). If you feel you meet the guidelines for qualifying we encourage you to submit an application. If you have any questions concerning instructions for applying or requirement criteria, contact our office at 808-488-1588 before you submit your application.

Guidelines:

- Applicant may be denied unless rent is no more than 40% of verifiable household income.
- All adults living at the address must have good credit. We do conduct a credit check as part of our application process. Credit reports supplied by applicants will not be accepted. In order to protect your private financial and credit information we do not release copies of credit reports.
- All information reflected on your credit report is subject to verification, including previous addresses and place of employment. Credit report items considered when determining eligibility of an applicant include: late payments, tax liens, charge-offs, repossessions, judgments and discharged bankruptcies. Credit damaged as a result of foreclosure or divorce will be considered on a case-by-case basis provided there is evidence that bills are being paid. FICO scores under 600 may be cause for denial or may require a co-signer.

- A qualified co-signer must have a FICO score of no less than 700. If a co-signer is necessary, the co-signer will also complete a rental application. The acceptance of a co-signer is not normal policy and is subject to individual approval or denial by Woodstock Properties, Inc.
- We check rental references as well as employment and income verification.
- Applicants will automatically be denied if there are any Felony convictions less than 5 years from release. Felony convictions may 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 accepted.
- Copies of Photo ID are required at time of lease signing.
- In general, our rental agreements are for a 1 year period, although we do have the "military clause". If the term of the agreement is less than 1 year, it will be stated in the advertisement for that unit. If you would like a lease term longer than 1 year, please call the office to discuss this with the Office Manager.

Current information

First name:	<input type="text"/>
Middle initial:	<input type="text"/>
Last name:	<input type="text"/>
Name suffix:	<input type="text"/>
Applying in conjunction with:	<input type="text"/>
Apartment complex name:	<input type="text"/>
Address:	<input type="text"/>
City:	<input type="text"/>
Home phone:	<input type="text"/>
Work phone:	<input type="text"/>
Cell phone:	<input type="text"/>
Email address:	<input type="text"/>
Alternate Email:	<input type="text"/>
Social Security Number:	<input type="text"/>
Drivers license/State ID #:	<input type="text"/>

Rental and financial history

Have you ever been evicted?:

Have you ever declared bankruptcy?:

Have you ever been foreclosed on?:

Please provide details on all of the above checked answers:

Current residence information

Desired move-in date
(for the rental you are applying for):

Do you currently own or rent?:

Current monthly rent: \$

Current monthly mortgage: \$

Current landlord name:

Current landlord phone:

Current landlord email:

Current residence move-in date:

Current residence expected move-out
date:

Why are you leaving this residence?:

Residence history

Previous complex 1 name:

Address:

City:

State:

Zip code:

Country:

Landlord name:

Landlord phone:

Landlord email:

Move-in date:

Move-out date:

Monthly rent: \$

Why did you leave this residence?:

Previous complex 2 name:

Address:

City:

State:

Zip code:

Country:

Landlord name:

Landlord phone:

Landlord email:

Move-in date:

Move-out date:

Monthly rent: \$

Why did you leave this residence?:

Current employment information

Are you currently employed?:

Are you currently a full-time student?:

Are you currently retired?:

Are you currently unemployed?:

Are you currently self employed?:

Company name:

Manager name:

Phone number:

Fax number:

Email address:

Address:

City:

State:

Zip code:

Job title:

Start date:

End date:

Gross monthly income: \$

Income and Credit

Please explain any credit problems:

What is your total personal monthly income: \$

Occupant information

Occupant 1 name:

Relationship to you:

Occupant 2 name:

Relationship to you:

Occupant 3 name:

Relationship to you:

Occupant 4 name:

Relationship to you:

References

Reference 1 name:

Relationship to you:

Phone:

Email:

Reference 2 name:

Relationship to you:

Phone:

Email:

Reference 3 name:

Relationship to you:

Phone:

Email:

Emergency contact

Emergency contact 1 name:

Relationship to you:

Phone:

Email:

Emergency contact 2 name:

Relationship to you:

Phone:

Email:

Name of authorized person:

You authorize the above named person to enter your dwelling and remove contents in the case that you are seriously ill, deceased, missing, or incarcerated, provided an affidavit of such is presented. If you do not name a person above, you are authorizing all emergency contacts and reference contacts named on this form to take such action, upon presentation of an affidavit from the above named person or any emergency contact or reference contact on this form.

Source and referral

Where did you learn about this rental:

Details:

Were you referred to this property?:

If you were referred by one of our tenants, state their name:

If you were referred by one of our property owners, state their name:

Application Agreement

Acknowledgement and Agreement:

By submitting my electronic signature below, I declare that all my statements on this application are true and complete to the best of my knowledge and I hereby authorize Woodstock Properties, Inc. to verify the above information including my rental history, employment and references and to obtain a Consumer Credit Report and/or Criminal Background Search. I further agree to furnish additional credit references upon request for the purpose of renting this property. I understand that the fee for verifying this application is not a deposit or rent and will not be applied to rent or refunded even if this application is declined.

I agree that the Landlord may terminate any agreement entered into in reliance on any misstatement made above. 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.

Acknowledgement

Authorization For My Current And/OR Previous Landlord As Well As My Current Employer To Release Information:

By submitting my signature below, I also agree to permit my current and/or previous property manager/landlord to release any and all information that may be requested by Woodstock Properties, Inc. This includes but is not limited to: payment history, complaints, fines, notices, rental history and other required rental close-out information. I agree that I will hold current and/or previous landlord free and harmless from any and all liability for verbal or written information provided to Woodstock Properties, Inc.

Furthermore, by submitting my electronic signature below, I also authorize my current employer to release the following information that may be requested by Woodstock Properties, Inc.: dates of employment, job title or position, monthly or hourly gross pay, housing allowance. I agree that I will hold current employer free and harmless from any and all liability for verbal or written information provided to Woodstock Properties, Inc.

By submitting my electronic signature below, I declare I have read and understand the Rental Application Acknowledgement & Agreement, and Authorizations to Release Information stated above. I understand that Woodstock Properties, Inc. may at any time furnish information to consumer reporting agencies and other landlords or property managers regarding my performance of my legal obligations, including both favorable and unfavorable information about my compliance with the lease contract and House Rules. Electronic and digital signatures are legally binding. By clicking yes and typing in your Unique Identifier and then submitting this application, I understand and acknowledge that I am submitting my electronic signature.

Do you agree to the above statement?:

Unique identifier:

Date:

City:

State:

Other occupant.:

Relationship to you.:

Please review your entries very carefully before proceeding. After proceeding to the next screen, you will not be able to change your application information. Your application is not saved or submitted to the property manager until after you complete application payment and receive confirmation.