

WOODY MOUNTAIN COURT

TENANT & JOINT-TENANT APPLICATION FOR TENANCY & INFORMATIONAL FORM

The following information is to be used solely for the evaluation of prospective tenants of Woody Mountain Court and will be kept on file in the offices of Greil Enterprises, LLP. Any and all information will be kept in strict confidence in accordance with the Federal Privacy Act.
(There is a \$40.00 non-refundable processing fee per application.)

FOR OFFICE USE ONLY:

DATE: _____ LOT NUMBER: _____

APPROVED: _____ BY: _____ TITLE: _____

DENIED: _____ BY: _____ TITLE: _____

IF APPLICATION IS APPROVED, IT SHALL BECOME A PART OF THE RENTAL AGREEMENT
BETWEEN THE LANDLORD AND TENANT HERTO.

SECTION A – INDIVIDUAL APPLICANT INFORMATION

FULL NAME (First, Last, Middle (no initials)):

BIRTHDATE: _____ CURRENT AGE: _____ TELEPHONE NO. _____

SOCIAL SECURITY NO. _____

DRIVER'S LICENSE NO. _____ STATE ISSUED: _____

CURRENT ADDRESS (Street, City, State & Zip)

PREVIOUS ADDRESS (Complete if less than 3 years at present address)

NAME & ADDRESS OF NEAREST RELATIVE NOT LIVING WITH YOU:

THEIR RELATIONSHIP TO YOU: _____ TELEPHONE NO. (_____) _____

YOUR CURRENT EMPLOYEER (Company name, address & how long employed):

BUSINESS PHONE & EXT.: _____ POSITION OR TITLE: _____

SALARY PER MONTH (Gross): _____ (Net): _____

PREVIOUS EMPLOYER (Company name, address & how long employed there):

MONTHLY INCOME: SALARY: _____ **S.S.:** _____ **PENSION:** _____
ALIMONY: _____ **RENTAL INCOME:** _____ **DIVIDENDS:** _____
INTEREST: _____
SOURCES OF OTHER INCOME AND THEIR AMOUNTS: _____

TOTAL COMBINED MONTHLY INCOME: _____

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SECTION B – JOINT APPLICANT OR OTHER PARTY INFORMATION

FULL NAME (First, Last, Middle no initials):

BIRTHDATE: _____ **CURRENT AGE:** _____ **TELEPHONE NO.** _____

SOCIAL SECURITY NO. _____

DRIVER'S LICENSE NO. _____ **STATE ISSUED:** _____

CURRENT ADDRESS (Street, City , State & Zip)

PRVIOUS ADDRESS (Complete if less than 3 years at present address)

NAME & ADDRESS OF NEAREST RELATIVE NOT LIVING WITH YOU:

THEIR RELATIONSHIP TO YOU: _____ **TELEPHONE NO. (____)** _____

YOUR CURRENT EMPLOYEER (Company name, address & how long employed):

BUSINESS PHONE & EXT. _____ **POSITION OR TITLE:** _____

SALARY PER MONTH (Gross): _____ **(Net):** _____

PREVIOUS EMPLOYER (Company name, address & how long employed there):

MONTHLY INCOME: SALARY: _____ S.S: _____ PENSION: _____
ALIMONY: _____ RENTAL INCOME: _____ DIVIDENDS: _____
INTEREST: _____
SOURCES OF OTHER INCOME & THEIR AMOUNTS: _____

TOTAL COMBINED MONTHLY INCOME: _____

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**SECTION C – ASSETS, DEBTS, & GENERAL INFORMATION
FOR APPLICANT & JOINT APPLICANT**

VALUE OF:
CURRENT HOME: _____ C.D.s: _____ STOCKS / BONDS: _____ LIFE
INSURANCE: _____ OTHER ASSETS: _____
REAL ESTATE: _____
(Addresses): _____
CURRENT MORTGAGER: _____, \$ _____
MORTGAGER (Address & phone no.) _____
LOAN NUMBER _____

CREDIT HISTORY:

LIST THE FINANCIAL INSTITUTIONS (i.e. banks) YOU ARE CURRENTLY USING (include address, phone number, and contact person):

1. _____
2. _____
3. _____

LIST THREE MAJOR CREDIT REFERENCES (Name, address & phone number):

1. _____
2. _____
3. _____

WILL YOU BE FINANCING THE MANUFACTURED HOME YOU WILL BE BRINGING INTO THE COURT? YES (____) NO (____)

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SECTION D – DISCLOSURES & AFFIDAVITS

LIST ALL PERSONS THAT WILL BE RESIDING WITH YOU:

NAME: _____

NAME: _____

NAME: _____

NAME: _____

HAS ANY OF THE ABOVE NAMED PERSONS AND/OR THE INDIVIDUAL APPLICANT AND/OR THE JOINT-APPLICANT LISTED ON THE APPLICATION FORM EVER BEEN CONVICTED OF A FELONY AND/OR A DEVIANT SEXUAL CRIME, AND/OR VIOLENT OFFENCE IN THIS COUNTRY AND/OR OTHER COUNTRY? YES (____) NO (____)

IF YES, LIST THE CONVICTION, THE CIRCUMSTANCES OF THE CONVICTION, THE PERSON OR PERSONS CONVICTED OF SUCH, AND WHERE, AND WHEN THE CONVICTION OCCURRED IN THE FOLLOWING SPACE PROVIDED:

LIST ALL MOTOR VEHICLES COMING INTO COURT, LIMITED TO 3 TOTAL (make, model, year):

1. _____
2. _____
3. _____

WILL THERE BE A PET IN YOUR RESIDENCY? YES (____) NO (____)

IF YES, YOU WILL NEED TO REGISTER THEM BEFORE BRINGING THEM INTO THE COURT (reference Article V PETS in Woody Mountain Court Conditions, Rules and Regulations manual for important details).

HAS APPLICANT OR JOINT-APPLICANT EVER BEEN EVICTED? YES (____) NO (____)

IF YES, PLEASE EXPLAIN:

HAS APPLICANT OR JOINT-APPLICANT EVER BROKEN A RENTAL AGREEMENT OR LEASE CONTRACT? YES (____) NO (____)

IF YES, PLEASE EXPLAIN:

LIST PREVIOUS LANDLORDS (name, address, phone no. and time frame of tenancy):

1. _____
2. _____
3. _____
4. _____

APPLICANTS REASONS FOR LEAVING PRESENT RESIDENCES:

HOW WERE YOU REFERRED TO US? _____

ARE EITHER OF YOU OBLIGATED TO MAKE ALIMONY, SUPPORT OR MAINTENANCE PAYMENTS?

APPLICANT: YES (___) NO (___)

IF YES, TO WHOM (name, address, \$ amount per month):

JOINT-APPLICANT: YES (___) NO (___)

IF YES, TO WHOM (name, address, \$ amount per month):

ARE EITHER OF YOU A CO-MAKER, CO-SIGNER, ENDORSER, OR GUARANTOR ON ANY LOAN OR CONTRACT? YES (___) NO (___)

IF YES, TO WHOM? _____

FOR WHOM? _____

ARE THERE ANY UNSATISFIED JUDGEMENTS AGAINST EITHER OF YOU? YES (___) NO (___)

IF YES, TO WHOM OWED? _____ AMOUNT \$ _____

HAVE EITHER OF YOU BEEN DECLARED BANKRUPT IN THE LAST 10 YEARS? YES (___) NO (___)

IF YES, WHERE? _____ YEAR: _____



SIGNATURES:

I represent that I am at least 18 years of age, and that the statements made above, and on any attachments that I have included, are true and accurate. I authorize the companies, agencies, and persons named above to provide information to the property managers of Woody Mountain Court for approval of this application. By signing below, I authorize the property managing company for Woody Mountain Court and other companies, that they may contract with, to obtain a credit bureau report, to check my credit, employment history, rental history, and to answer questions others may ask about my credit record while a Tenant of Woody Mountain Court. I understand that I must update my credit information at the request of the Woody Mountain Court property managers or if my financial condition changes. I am also aware that the application fee is non-refundable **REGARDLESS** of approval or merits of application. I have read and understand the attached informational section called "APPLICATION PROCESS".

Applicant's Signature: _____ Date: _____

Joint-applicant's Signature: _____ Date: _____

LIST THE APPLICANTS PREFERED METHOD TO BE CONTACTED AFTER APPLICATION HAS BEEN PROCESSED (email, phone, mail):

APPLICATION PROCESS INFORMATION

(NEXT PAGE)

APPLICATION PROCESS:

1. Applicant must clearly fill out the application and submit to the Woody Mountain Court property management company, Greil Enterprises, LLP. Make out check or money order in the amount of \$40.00 and send with completed application to: GREIL ENTERPRISES, LLP, P.O. BOX 386, MILLTOWN, MONTANA, 59851-0386. As soon as the payment fee has been received and processed, the application will be processed in a timely manner and the applicant will be notified of application status. **INCOMPLETE, FALSIFIED APPLICATIONS OR THOSE NOT ACCOMPANIED BY THE REQUIRED FEE WILL BE DENIED.**
2. The property management company, for Woody Mountain Court, supports Fair Housing, ADA (American Disabilities Act), and the Human Resource Council. The property management company does not discriminate against a person because of marital status, sex, race creed, religion, age, familial status, color, national origin, and physical or mentally challenged impediments.
3. Applications are approved based on the following criteria:
 - **SUFFICIENT INCOME** – Approximately 3 times the monthly mortgage payment plus rental amount. Combined income of applicants is acceptable. Full time employment of 6 months or greater is preferred.
 - **VERIFIABLE GOOD CREDIT** – Confirmation of credit references as well as a credit bureau report will be obtained.
 - **PREVIOUS RENTAL HISTORY** – Good standing with previous landlord(s). It is important to provide accurate names and phone numbers.
4. Rental lots are assigned on a first approved basis. Because of this, we cannot guarantee a rental lot you have applied for or were shown while your application is being processed. Rental lots that have been listed with attached homes, usually with a reality company, are reserved when advertised as such.
5. After approval, applicant can reserve a lot by paying a lot reservation fee to Greil Enterprises, LLP. The management company will allow the approved applicant to transfer their lot reservation from the one they reserved to a different lot, if it has not already been reserved, without penalty. If the applicant should decide not to rent a lot in Woody Mountain Court after the applicant has reserved it, the reservation fee **WILL NOT BE REFUNDED**. Pro-rated rent, first month's rent and security deposit will be paid for prior to making any preparations for moving your manufactured home on to the rental lot.
6. Rental agent and property management team members will be available to answer any questions regarding the application process, rental agreement, conditions rules and regulations, or other pertinent information regarding the rental application approval process ((406)-239-5108). The property management company wants to make sure that you understand what you are reading and signing. If you don't, please ask.
7. Applications become the property of the property management company of Woody Mountain Court whether the applicant has been approved or not.