

Application Fee

\$75.00

Property

Applicant information

Legal First and Last Name*

First Name

Last Name

E-Mail Address*

Your Contact Phone Number*

Opt-in to receive text messages from Impact Property Management. [Terms and conditions apply.](#)

Social Security Number*

Date of Birth*

Social Security Card Upload

Rental Unit Being Applied For

Address of Rental Unit including City*

Unit No.

Desired Move In Date*

Photo ID

The property manager may require you to show this ID in person if your application is accepted.
In accordance with Government regulation, Title 18, US Code Part 1, Chapter 33, Section 701, copies of US Government IDs are NOT accepted.

Driver's License # or Government-Issued ID#*

Driver's License Photo ID Upload*

Full Name*

First Name

Last Name

Address*

City*

State*

Zip Code*

Employment

At least two years of employment history is required, starting with your current job. Paycheck stubs, tax returns or letters of hire/transfer are also required and can be uploaded below.

If employed less than two years with current employer, provide previous employment information. If applicant is self-employed, attach copies for past two years of individual US tax form 1040 and self-employment US tax schedule C.

Employer name*

Employer address*

Country

Street address

City

State

Zip code

Employer phone number*

Employer email

Position held*

Is this current, previous, or additional employment?*

Employment Start Date*

Employment End Date*

Full Time or Part Time*

Monthly gross salary*

Supervisor name*

First Name

Last Name

Supervisor title*

Pay stub 1 Upload

Pay stub 2 Upload

Tax Return 1 Upload (optional)

Tax Return 2 Upload (optional)

Other Upload (optional)

Employment 2

At least two years of employment history is required, starting with your current job. Paycheck stubs, tax returns or letters of hire/transfer are also required and can be uploaded below.

If employed less than two years with current employer, provide previous employment information. If applicant is self-employed, attach copies for past two years of individual US tax form 1040 and self-employment US tax schedule C.

Employer name*

Employer address*

Country

Street address

City

State

Zip code

Employer phone number*

Employer email

Position held*

Is this current, previous, or additional employment?*

Employment Start Date*

Employment End Date*

Full Time or Part Time*

Monthly gross salary*

Supervisor name*

First Name

Last Name

Supervisor title*

Pay stub 1 Upload

Pay stub 2 Upload

Tax Return 1 Upload (optional)

Tax Return 2 Upload (optional)

Other Upload (optional)

Employment 3

At least two years of employment history is required, starting with your current job. Paycheck stubs, tax returns or letters of hire/transfer are also required and can be uploaded below.

If employed less than two years with current employer, provide previous employment information. If applicant is self-employed, attach copies for past two years of individual US tax form 1040 and self-employment US tax schedule C.

Employer name*

Employer address*

Country

Street address

City

State

Zip code

Employer phone number*

Employer email

Position held*

Is this current, previous, or additional employment?*

Employment Start Date*

Employment End Date*

Full Time or Part Time*

Monthly gross salary*

Supervisor name*

First Name

Last Name

Supervisor title*

Pay stub 1 Upload

Pay stub 2 Upload

Tax Return 1 Upload (optional)

Tax Return 2 Upload (optional)

Other Upload (optional)

Proposed Tenants

Will there be any proposed Tenants other than the applicant? If "No", you are certifying that you will be the sole occupant.*

Yes No

Residence History

At least two years residence history is required, starting with your current address. If residing at your current residence for less than 2 years, click "Add additional residence history" to input previous history. any verification of rental history will occur via Email with your Landlord. Make sure to provide a valid Email address.

Current Address*

Country

Street address

City

State

Zip code

Do you own or rent? If staying with family or friends, note accordingly*

Move In Date*

Move Out Date*

Monthly rent/mortgage*

Reason for leaving*

Landlord name*

Landlord phone number*

Landlord email (where rental verification request can be sent)*

Landlord fax number

Residence History 2

At least two years residence history is required, starting with your current address. If residing at your current residence for less than 2 years, click "Add additional residence history" to input previous history. any verification of rental history will occur via Email with your Landlord. Make sure to provide a valid Email address.

Current Address*

Country

Street address

City

State

Zip code

Do you own or rent? If staying with family or friends, note accordingly*

Move In Date*

Move Out Date*

Monthly rent/mortgage*

Reason for leaving*

Landlord name*

Landlord phone number*

Landlord email (where rental verification request can be sent)*

Landlord fax number

Residence History 3

At least two years residence history is required, starting with your current address. If residing at your current residence for less than 2 years, click "Add additional residence history" to input previous history. any verification of rental history will occur via Email with your Landlord. Make sure to provide a valid Email address.

Current Address*

Country

Street address

City

State

Zip code

Do you own or rent? If staying with family or friends, note accordingly*

Move In Date*

Move Out Date*

Monthly rent/mortgage*

Reason for leaving*

Landlord name*

Landlord phone number*

Landlord email (where rental verification request can be sent)*

Landlord fax number

Proposed Adult Tenants (Age 18+)

If there will be additional adult Tenants, provide details below. Even though everyone age 18+ must apply separately, completing this information will allow us to link the applications.

Tenant name*

First Name

Last Name

Tenant relationship*

Tenant birth date*

Tenant Email address*

Tenant phone number*

Proposed Adult Tenants (Age 18+) 2

If there will be additional adult Tenants, provide details below. Even though everyone age 18+ must apply separately, completing this information will allow us to link the applications.

Tenant name*

First Name

Last Name

Tenant relationship*

Tenant birth date*

Tenant Email address*

Tenant phone number*

Proposed Adult Tenants (Age 18+) 3

If there will be additional adult Tenants, provide details below. Even though everyone age 18+ must apply separately, completing this information will allow us to link the applications.

Tenant name*

First Name

Last Name

Tenant relationship*

Tenant birth date*

Tenant Email address*

Tenant phone number*

Proposed Adult Tenants (Age 18+) 4

If there will be additional adult Tenants, provide details below. Even though everyone age 18+ must apply separately, completing this information will allow us to link the applications.

Tenant name*

First Name

Last Name

Tenant relationship*

Tenant birth date*

Tenant Email address*

Tenant phone number*

Proposed Minors:

If there will be minors (anyone under 18 years of age) residing on the Premises, provide details below.

Name

Age*

Date of Birth*

Relationship to Applicant*

Proposed Minors: 2

If there will be minors (anyone under 18 years of age) residing on the Premises, provide details below.

Name

Age*

Date of Birth*

Relationship to Applicant*

Proposed Minors: 3

If there will be minors (anyone under 18 years of age) residing on the Premises, provide details below.

Name

Age*

Date of Birth*

Relationship to Applicant*

Proposed Minors: 4

If there will be minors (anyone under 18 years of age) residing on the Premises, provide details below.

Name

Age*

Date of Birth*

Relationship to Applicant*

Proposed Minors: 5

If there will be minors (anyone under 18 years of age) residing on the Premises, provide details below.

Name

Age*

Date of Birth*

Relationship to Applicant*

Emergency Contact

Full Name*

Relationship*

Phone*

City*

State*

Nearest Relative

Full Name*

First Name

Last Name

Relationship*

Address*

City*

State*

Phone*

Evictions

Have You Ever Been Evicted Or Do You Owe Money To A Previous Landlord?*

Yes No

If "Yes", please state when and explain the circumstances

Criminal Offense

Any criminal offense conviction is considered on a case by case basis taking into consideration the offense, time and mitigating factors since conclusion of the case.

In order for us to fully consider your criminal history, please provide any information you feel is necessary to understand the circumstances surrounding your conviction. You may attach any documentation you feel will be helpful to us in making an informed decision.

History of criminal behavior and or activity by any proposed occupant which presents a danger to persons and/or property, or the peace and enjoyment of the others may result in denial of your application.

Convictions for the manufacture and distribution of any federally controlled substance will result in application denial.

Have You Ever Been Convicted Of A Criminal Offense?*

Yes No

Information you would like considered

Attach any documents related to your conviction

Sex Offender

Are you either an unregistered or a registered Sex Offender?*

Yes No

Bankruptcy

Have you ever filed bankruptcy?*

Yes No

If yes, it is currently open?

Yes No

Smoking

Do you or any proposed occupants smoke or vape?*

Yes No

Vehicles

List all vehicles which will be kept on the Premises. Please note that some properties have a maximum number of vehicles allowed. Any amounts in excess of the limit may result in denial of your application.

Vehicle make*

Vehicle model*

Vehicle color*

Vehicle year*

Vehicle license plate*

Vehicles 2

List all vehicles which will be kept on the Premises. Please note that some properties have a maximum number of vehicles allowed. Any amounts in excess of the limit may result in denial of your application.

Vehicle make*

Vehicle model*

Vehicle color*

Vehicle year*

Vehicle license plate*

Vehicles 3

List all vehicles which will be kept on the Premises. Please note that some properties have a maximum number of vehicles allowed. Any amounts in excess of the limit may result in denial of your application.

Vehicle make*

Vehicle model*

Vehicle color*

Vehicle year*

Vehicle license plate*

Pets

Please note that if pets are allowed on the premises, there may be a pet administration fee and/or deposit charged per pet that is due payable to Impact Property Management prior to your pet(s) being allowed.

Will you have pets living in the unit or on the Premises? If "Yes", complete information for all pets below*

Yes No

Pet type. If dog, what breed?

Pet name

Pet age

Pet spayed or neutered

Yes No

Pet weight

Pets 2

Please note that if pets are allowed on the premises, there may be a pet administration fee and/or deposit charged per pet that is due payable to Impact Property Management prior to your pet(s) being allowed.

Will you have pets living in the unit or on the Premises? If "Yes", complete information for all pets below*

Yes No

Pet type. If dog, what breed?

Pet name

Pet age

Pet spayed or neutered

Yes No

Pet weight

Pets 3

Please note that if pets are allowed on the premises, there may be a pet administration fee and/or deposit charged per pet that is due payable to Impact Property Management prior to your pet(s) being allowed.

Will you have pets living in the unit or on the Premises? If "Yes", complete information for all pets below*

Yes No

Pet type. If dog, what breed?

Pet name

Pet age

Pet spayed or neutered

Yes No

Pet weight

Pet Screening Certification

I understand and agree that by applying to lease with Impact Property Management that I will have to create either a pet/animal profile or a no-pet profile at <https://impactpropertymgmt.petscreening.com/>. You can click on the preceding to open a new window and not lose your progress in the rental application. This is requirement of ALL applications. Your application will **NOT** be considered as being fully submitted and **CANNOT** be approved until this has been completed. Any application/documentation that has not been fully submitted within 24 hours, including the pet/animal or no-pet profile, will be cause for denial of that rental application.

Pet Screening is a simple and secure way to manage important information about your Pet or Assistance Animal. If you do not have a pet or animal, you are required to complete the screening process at no charge (\$0) to acknowledge applicable no pet policies.

The per pet application fee is as low as \$20 for the first pet and \$15 for every additional pet. Each pet profile must be processed separately but the multi-pet discount will be automatically applied to any additional pet profiles processed.

There is no charge (\$0) for submitting a reasonable accommodation request for an assistance animal. It will be reviewed by the legal review team at Petscreening.com per the FHAct guidelines. Please be aware of any state statutes or local ordinances, if any, for criminal offenses and/or penalties for committing assistance animal fraud.

By checking the box below, I certify that I have read and understand the above requirement as part of the application process.

I certify that I have read and understand the above requirement .*

Initials*

Insurance

Renter's insurance is a requirement for all of our properties. If you do not have insurance or are looking to switch providers, Impact can help you obtain a policy with the required liability coverage (\$100,000) as well as coverage for your contents. Contact us for details.

Do you have renter's insurance?*

Yes No

Other

How did you hear about us? If referred, please state by whom) If online, please state which website.*

Billing (Application Fee)

First Name*

Last Name*

Billing Address*

Country

Street address

City

State

Zip code

Application Fee

The application fee is noted at the top of this application. This fee can be paid with an electronic check (ACH), credit card or debit card. If you want to pay this fee with a money order or cashier's check, you can bring payment into our office made payable to Impact Property Management. For application fees brought into the office, there will be an additional \$5.00 processing fee **per** check.

If submitting your application any other way than online, there is an administration fee of \$15 as your information will need to be manually input. We DO NOT accept cash at any time. Your application will not be processed until this fee is received.

If you make an online payment and the payment is reversed by your credit card or rejected by your bank for any reason, including insufficient funds or a stop payment, the rental application will be denied. The applicant will, in the event of a bank rejection, be responsible for a \$45 fee in addition to the original application fee. Applicant agrees to pay for any additional fees incurred in the collection of these fees

including administrative and/or legal fees which also include the time necessary to respond to, and/or challenge, any credit card disputes.

I have read and agree to the above terms of the application fee.*

Acceptance policy, acknowledgement and authorization

TENANT ACCEPTANCE POLICY:

Thank you for your interest in applying for one of our rental properties. To help us process your application as quickly as possible, and as part of the application process, we request that you upload any applicable documents such as your photo ID and paystubs. Our Tenant acceptance policy is listed below.

As it is advantageous to all parties that applicants personally view the property prior to applying. If you are unable to view the property yourself, we encourage you to have a friend or family member view it on your behalf. In the event there is nobody available to view the property and you want to apply sight-unseen and are approved for the property, you will be required to sign an addendum as part of your lease agreement.

Our current application process generally takes from about 1-2 business days from the day you provide us a complete application and all required documents. The process may take longer than this if there are multiple applicants or based on the time it takes to verify other information. **Important:** Once an application has been submitted, we are unable to cancel the process and issue a refund of the application fee. As your credit history will be taken into consideration as part of the review process, a credit report will be provided to us from TransUnion. Please note that this request may result in a hard inquiry on your credit profile.

Impact Property Management ("Impact") is the exclusive agent and representative of the property owner and does not, in any respect, have any fiduciary or agency responsibilities to the applicant. We do business in accordance with Federal Fair Housing law. All federal, state, and local laws are followed, and each application is processed without regard to the race, color, religion, sex, handicap, familial status, sexual orientation, national origin, or any other protected class of applicant.

Applications must meet the minimum requirements set forth in each rental listing, as the requirements may vary from listing to listing. Each prospective occupant 18 years of age and older must complete a separate rental application and pay the non-refundable application fee. We do not accept applications for "Occupants". All individuals 18 years of age or older must complete a rental application and agree to be added to the lease agreement as a Tenant/Leaseholder.

Impact does not accept comprehensive reusable tenant screening reports.

A completed application packet must be received prior to Impact considering your application. Failure to provide all requested information and/or documentation within 24 hours of the initial rental application may result in your application being declined. If there is more than one applicant, the required documentation must be submitted for ALL applications within 24 hours. Application fees will not be refunded due to failure to provide the requested information within the allotted time.

A rental application will be considered as fully submitted (application packet) once the following have been provided from all applicants:

A completed rental application, including all requested information and the required screening fee, for each proposed Tenant who is 18 years of age or older

- Current and previous 2-year residency histories
- Current and previous 2-years employment histories

- Proof of income for each applicant
- All contact information for residency and employment histories
- A copy of each applicant's driver's license or other government-issued photo ID
- Any reasonable accommodation requests, if applicable

If the rental unit/property is going to be rented in a company's name, we require that an individual complete the screening process and be approved to be on the lease agreement as either a Tenant or a co-signer (in properties which accept co-signers). We are unable to have the lease solely in the name of the company.

Please note that all of our properties require a minimum monthly income which will be stated in each individual listing. A larger income or security deposit may be required after review of the applicant(s) overall financial status and the applicant's ability or inability to pay the monthly rent.

We accept all legal and verifiable sources of income. Income is verifiable with the following documentation:

- Pay-check stub showing year-to-date income, minimum 2 most recent paystubs
- Voucher by a state agency or any entity making financial contributions to your tenancy.
- Complete bank statements (all pages)
- Retirement statement
- Cash deposits are not considered verifiable income. If self-employed, you are required to provide personal and business bank statements, or tax returns, for the previous 2 years.
- We are unable to consider tips as a verifiable source of income unless they have been claimed on your taxes or appear on your paystubs.
- Food stamps are not considered income

While income and credit requirements may be property specific, the general criteria include:

- Documentation of adequate gross monthly income (as noted in each individual listing). Housing vouchers, if applicable, will be included in the income calculation. Gross monthly income must meet the income required in the listing MINUS the amount of any voucher or contributions.
- Proof of current and valid, government-issued photo identification such as driver's license, passport, or visa. If none of the preceding apply, contact us for alternate acceptable documentation.
- Verification of employment and income
- Verification of valid 3rd party positive, current rental history / residency history for the last 2 years. Verification from a friend or family member will not be considered.
- Positive credit history. The minimum score requirement will be noted in each listing. The credit score is obtained from TransUnion and is the score that will be used. We do not accept credit reports submitted by applicants.
- Ability to start financial responsibility for the residence no more than 10 days from the date of submitting the application, if the unit is rent-ready, or within 10 days from the rent-ready date if unit is not currently ready. When choosing an applicant, we also look at move-in date. Please make sure to list the earliest date you are willing to start your lease.
- Co-signers are not accepted at all properties. If you feel a co-signer will be needed, please contact Impact for additional information regarding the specific property you are interested in applying for.
- If a co-signer is accepted at a property, the income requirement is a monthly income equal to a minimum of 5 times the monthly rental amount. This helps us ensure that the co-signer will be able to pay for both their own monthly debt as well as the rental property being applied for. The credit score must be 750+ and the co-signer must reside within the United States. The co-signer will be required to complete a rental application and pay the corresponding fee. All other requirements remain the same.

CRITERIA THAT COULD RESULT IN DENIAL OF APPLICATION(S) AND RESIDENCY FOR ALL APPLICANTS INCLUDE:

- Credit issues, including a score lower than the property requirement, which may indicate an applicant is high-risk, or a pattern of payment delinquency
- Excessive debt which may affect applicant's ability to pay rent

- Any open bankruptcy. Prior bankruptcies on record, if the application is approved, may require a larger security deposit. This amount is usually the equivalent of twice the normal security deposit but may vary depending on the individual situation.
- Unverifiable social security number (cannot use TIN in place of an SSN)
- Omission and /or falsification of any information
- Any unpaid rental collection, negative rental OR incomplete reference(s) including unlawful detainer
- History of criminal behavior and or activity by any proposed occupant which presents a danger to persons and/or property, or the peace and enjoyment of the others. Determinations as to criminal activity screening will be made on a case-by-case basis and based on several factors and information. There will be no automatic denials for arrests or criminal convictions except the following: manufacture and/or distribution of any federally controlled substance.
- Any registered or unregistered sex offender.
- Any history of disruptive, malicious, violent behavior and/or more than 2 convictions of Domestic Violence.
- Incomplete applications and/or failure to provide requested information and/ or documentation within 24 hours.

PETSCREENING IS A REQUIRED PART OF THE APPLICATION PROCESS FOR ALL APPLICANTS:

A welcoming environment is paramount to all of our Tenants. To help ensure ALL of our Tenants understand our pet and animal-related policies, we use a third-party screening service and require EVERYONE to complete a profile (No Pet/Pet/Animal). This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability. If you need accommodation in another way, please contact us.

Please get started by selecting a profile category on our landing page:

<https://impactpropertymgmt.com.petscreening.com>

Once the requested documents have been uploaded (such as photo and vaccination record) and the screening is completed, we will review the results and inform you of our decision regarding your pet and/or animal. The decision is based on the score received from petcreening.com. Breed restrictions may apply so make sure you contact us for details prior to submitting your rental application. If you do not have a pet or have an assistance animal, the screening is still required but the fee is waived.

APPROVAL / DENIAL OF APPLICATION:

We use a scoring system to provide a recommendation as to if an application is approved with the standard deposit, a larger deposit and/or co-signer (if applicable) or if the application is denied. Not all property owners may have agreed to the use of our scoring system so this is used for a general recommendation and does not always determine the final decision.

Our scoring system takes the following items into account: FICO score, rent/income ratio and rental history.

We may accept more than one application per listing. Impact reserves the right to accept, process and approve any applications at any time during the rental and application process. In the event of multiple applications pending at the same time, the Tenant with the highest score is chosen. Feel free to contact our office prior to submitting your application to see if there are any applications pending. While we try to reflect the current status of all properties on our website, the status is not guaranteed. Application fees are non-refundable and will not be returned because an application is submitted for a property on which an application has already been submitted. If you apply for a property but another application is accepted, we can hold your application for 60 days to apply against another property.

If you are applying with multiple people, we average the scores of each individual to get a score for the whole application. If your application score is not a whole number, it will be rounded to the next whole number (lower or higher).

Approved Rental Application:

If your rental application is approved, you will be contacted by a member of our Team and be emailed a reservation agreement to sign and return with the application reservation fee. This reservation fee is due

within 24 hours of being informed of your approval and is the equivalent to the security deposit. Once we receive the reservation fee, the property will be removed from the rental market. If this fee is not received within the allotted 24 hours, the property will remain on the rental market and we will continue to accept additional rental applications. This reservation fee will be credited against your security deposit upon commencement of your lease agreement. In for any reason, you decide not to move into the property after paying this fee, it is non-refundable.

Denied Rental Application:

If your rental application is denied, you will be contacted and informed of the decision. You will be told why your application was denied but we will be unable to discuss the results with you. You will also be mailed an adverse action letter stating the reason for your denial. If the decision was credit based, you will be entitled to a free copy of your credit report from TransUnion and will be provided their contact information. If you determine any information contained in your report is inaccurate or incomplete, you have a right to dispute the matter with them.

Application Fees:

The fee for the processing of your application is shown prior to you completing your application. This fee is required per applicant and is not refundable under any circumstance including, but not limited to, your application being denied, or a more qualified applicant being selected. The application fee covers the cost of obtaining your credit report, eviction search, criminal record search, rental history verification if applicable, as well as the time to process the reports, save all documentation, and final review of all information collected.

APPLICANT'S ACKNOWLEDGEMENT AND AUTHORIZATION:

It is against the law to discriminate against any person in the items, conditions, or privileges or rental of a dwelling unit, or in the provision of services or facilities in connection with such rental or dwelling, because of classes including but not limited to age, race, marital status, ancestry, national origin, color, religion, sex, disability, familial status, sexual preference, gender identity, and source of income. Federal, State and Local Fair Housing laws may provide additional classes from housing discrimination.

Applicant authorizes Impact Property Management to obtain your Consumer Report Information which may contain, but not be limited to, your credit report/history, eviction record and criminal record, if applicable. You are also authorizing the verification of any current and/or past tenancies and/or any other information necessary to allow Impact to make a decision on your application. If applicant has provided any false or incomplete information in the application, Landlord may reject this application and/or terminate the lease agreement.

By submitting a rental application, you acknowledge that you have read and understand the rental listing and all of its terms for the property being applied for on the Impact Property Management website (impactpm.co) as well as the Tenant Acceptance Policy, above. All application fees are non-refundable once your application has been submitted.

Applicant certifies that all statements provided in this Lease application are true, correct and complete. Providing incorrect information may result in denial of your application.

I understand and agree to the above terms and conditions*

Initials*

Electronic Signature

I understand and agree that I have the right to accept the terms of the Tenant Acceptance Policy through paper or through electronic signature technology, which is in compliance with Federal law governing electronic signatures.

I agree that to the extent I sign electronically, my electronic signature is the legally binding equivalent to my handwritten signature. Whenever I execute an electronic signature, it has the same validity and meaning as my handwritten signature. I will not, at any time in the future, repudiate the meaning of my electronic signature or claim that my electronic signature is not legally binding. I agree not to object to the admissibility of this Agreement as an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the grounds that it is an electronic record or electronic signature or that it is not in its original form or is not an original. I will immediately request that my electronic signature be revoked in writing if I discover or suspect that it has been or is in danger of being lost, disclosed, compromised or subjected to unauthorized use in any way. I understand that I may also request revocation at any time of my electronic signature for any other reason in writing.

By typing my name below, I am agreeing to the above Electronic Signature Agreement and acknowledge that I would like my rental application processed.

Type Your Name Here*

Application fee
Due today
\$75.00

By submitting this application I am giving Impact Property Management permission to run a background check on myself and any cosigners, and agreeing to the site [Privacy Policy](#) and [Terms of Service](#)