



**River Rock Property LLC**  
 45 21<sup>st</sup> Avenue E, Unit A, West Fargo, ND 58078  
 (701) 639-4900 • rent@rrfargo.com

**Bldg #** \_\_\_\_\_  
**Unit #** \_\_\_\_\_  
**M/I Date:** \_\_\_\_\_

**Application for Residency**

All perspective residents applying for occupancy of a property owned or managed by River Rock Property LLC are asked to give authorization for the release of any information from previous landlords, management companies, credit bureaus, employers, and governmental agencies (including Police Departments) concerning the applicant's rental history and ability to pay. By signing this form you are authorizing River Rock Property LLC to obtain any and all information pertaining to your rental history from governmental agencies and former landlords whose properties you have resided in during the past 5 years. You are also authorizing a review of your credit report through the credit bureau of our choice, and verification of employment.

Application Fee \$ **40**  
 (NON-REFUNDABLE)

**Personal Information**

First Name \_\_\_\_\_ Middle Name \_\_\_\_\_ Last Name \_\_\_\_\_  
 Social Security # \_\_\_\_\_ Current Phone # \_\_\_\_\_ Maiden/Former Name \_\_\_\_\_  
 Date of Birth \_\_\_\_\_ Drivers License # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_

**Other Information**

Number of Occupants \_\_\_\_\_ Other Occupants (Names) \_\_\_\_\_  
 Do you have any pets? Yes No If yes, what kind? \_\_\_\_\_  
 Vehicle Make/Model \_\_\_\_\_ Color \_\_\_\_\_ Year \_\_\_\_\_ Plate# \_\_\_\_\_  
 In Case of Emergency (list closest relative not living with you) Name \_\_\_\_\_ Relationship \_\_\_\_\_  
 Relatives Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_ Phone # \_\_\_\_\_

**Rental History**

**Present Address** \_\_\_\_\_ Apt # \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Dates From \_\_\_\_\_ To \_\_\_\_\_  
 Management Company \_\_\_\_\_ Phone # \_\_\_\_\_  
 Monthly Rent \$ \_\_\_\_\_ Reason for leaving \_\_\_\_\_

**Previous Address** \_\_\_\_\_ Apt # \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Dates From \_\_\_\_\_ To \_\_\_\_\_  
 Management Company \_\_\_\_\_ Phone # \_\_\_\_\_  
 Monthly Rent \$ \_\_\_\_\_ Reason for leaving \_\_\_\_\_

**Current Employment**

Employer \_\_\_\_\_ Contact Person \_\_\_\_\_ Monthly Income \$ \_\_\_\_\_  
 Employer Address \_\_\_\_\_ Employers Phone # \_\_\_\_\_ Dates of Employment \_\_\_\_\_  
 Other Monthly Income that should be considered: \_\_\_\_\_

**Criminal History**

Have you ever been evicted? Yes No If yes, explain \_\_\_\_\_  
 Have you ever been convicted of a felony? Yes No If yes, explain \_\_\_\_\_  
 Are you a registered sex offender Yes No \_\_\_\_\_  
 Have you ever had bed bugs or other pest control issues? Yes No If yes, explain \_\_\_\_\_

River Rock Property LLC and applicant(s) acknowledge that applicant(s) has paid a security deposit in the amount of \$ \_\_\_\_\_ on \_\_\_\_\_ in the form of \_\_\_\_\_ in consideration for taking this rental unit off the market while considering approval of this application which can normally be completed within 72 hours. If applicant(s) is approved but fails to move in, the security deposit shall be **forfeited**. Applicant(s) will also be held liable for the full term of the lease or until the premises is re-rented, whichever comes first, along with all costs. The security deposit will be refunded only if the applicant(s) is not approved. The applicant understands that once the application fee has been paid the screening process will begin and the application fee is NON-REFUNDABLE.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

**FOR OFFICE USE ONLY:**

Picture ID: \_\_\_\_\_ Full Name: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
 Form of ID: \_\_\_\_\_ ID # \_\_\_\_\_ Verified by: \_\_\_\_\_

## **River Rock Criteria**

Thank you for choosing River Rock Property as your new home.  
A separate application and application fee is required for each adult resident who is 18 years of age or older.  
The following minimum requirements must be met in order to qualify for residency.

### **Criteria for Approval of Rental Application**

#### **Credit:**

-Only applicants with good credit history will be considered. Poor credit history includes but is not limited to; Judgments, bankruptcies, evictions or balances owed to another landlord, a credit score less than 585, or consistent or recent history of deficiencies in overall credit.

#### **Background Check:**

-No felonies in the last 5 years, No misdemeanors in the last 3 years.  
-Conviction for crimes for physical violence, property damage, theft, drug related offenses, sexual offenses, or any other crime that would be detrimental to the health, safety, or welfare of other residents will be grounds for possible denial.

#### **Income:**

-Must have verifiable gross monthly income of 2.5 times monthly rental rate.  
-Roommates must qualify with combined gross monthly income of 3 times the monthly rate.

#### **Rental History:**

-A minimum of 6 months' recent verifiable residential history is required. Positive rental history includes but it not limited to; No lease or rule violations, no record of disruptive behavior, no evictions, ability to pay rent in a timely manner, no record of destruction of property, no pest infestation, and satisfactory housekeeping habits.  
-Renting from immediate family will not be considered rental history.  
-If you own(ed) your home and it cannot be verified through your credit report, we may require documentation as proof.

#### **Cosigner: In the event a cosigner is required,**

-Cosigner must meet the same criteria as stated above for application.  
-A separate application fee is required.  
-Cosigner must have a credit score of 700 or better.  
-Monthly income must be 3 times the monthly rental rate.  
-Cosigner is required to sign all necessary documentation.  
-Cosigner must be a relative (mother, father, sibling, aunt, or uncle)  
-It is required that the cosigner live in the Fargo-Moorhead area.

The rental criteria above have been established to assist us with compliance of Equal and Fair Housing requirements.  
Please do not ask us to deviate from our policies.

With each application we require proof of identification.

