

TRENT MANAGEMENT GROUP
2125 HARKRIDER STE. 50
PO BOX 459
CONWAY AR 72033
PHONE: 501-327-6117 FAX: 501-329-6864
EMAIL: rental@trentmanagementgroup.com

RESIDENT SELECTION CRITERIA

- Each application requires a \$25 non-refundable application fee.
- **All applicants** must be 18 years or older.
- Each applicant must provide a Photo ID (ex: drivers license, state ID) and Social Security Card.
- Everyone 18 years or older must complete an application, be approved, and sign and date the contract.
- Applicants must have verifiable income (ex: employment, social security, etc).
- Applicant and co-applicant combined are required to make 2 ½ times the amount of rent.
- No pets are allowed in any of the apartments.
- Some of the Duplexes, Townhouses and Houses are pet friendly, but this requires approval from management, a pet deposit and you must sign a Pet Agreement.

EACH APPLICANT SCREENING CONSISTS OF:

- CREDIT CHECK
- CRIMINAL BACKGROUND CHECK
- RESIDENTIAL HISTORY
- SOCIAL SECURITY TRACE

REASONS FOR DENIAL MAY INCLUDE BUT NOT LIMITED TO:

- Past due balances for utilities or other rental properties
- Criminal Record
- No income or household income does not meet 2 ½ times the rent
- Unfavorable rental reference
- False information on application

Neatly complete all information below. All applicants over the age of 18 must complete and sign their own application.

Trent Management Group
P.O. Box 459
Conway, AR 72033
501-327-6117

Applicants full name _____ Phone # _____

Social Security # _____ DOB _____ E-mail _____

Preferred method of contact: **E-mail** _____ **Text** _____ **Phone** _____ Please check one

Vehicle: Auto Year _____ Make _____ Model _____ State/License Plate # _____

Address _____ City _____ State _____ Zip Code _____

Current Landlords Name _____ Landlords Phone # _____

How long at this address? _____ Reason for leaving _____

Previous Landlords Name _____ Landlords Phone # _____

Previous Address _____ City _____ Zip Code _____

How long at this address? _____ Reason for leaving _____

Present Employer _____ Position _____ Monthly Income _____

Phone # _____ How long at this job? _____ Other income/source _____

Employers Address _____ City _____ State _____

Previous Employer _____ Phone # _____

Emergency Contacts Name _____ Phone # _____

Have you ever been party to an eviction? [] Yes [] No

Have you ever been convicted of a felony? [] Yes [] No

Do you have a pet(s)? _____ If so, type of pet(s) _____ Breed _____ How many _____

Total number of Adults _____ Total number of children living with you under the age of 18 _____

Names and relation of all other applicants living in the apartment _____

I CERTIFY that the answers given herein are true and complete to the best of my knowledge. A consumer report and/or investigative consumer report including information concerning your character, employment history, police record, motor vehicle record, mode of living and/or credit and indebtedness may be obtained in connection with your application. You hereby authorize and request, without any reservation, any present or former landlord, employer, school, police department, financial institution, division of motor vehicles, consumer reporting agencies, or other persons or agencies having knowledge about you to furnish Trent Management with any and all background information in their possession regarding you, in order that your housing qualifications may be evaluated. I understand that the landlord may terminate any rental agreement entered into for any misrepresentations made above.

Signature _____ Date _____

We at Trent Management have received from applicant the non-refundable fee of \$25.00 to pay for tenant screening.

Property applying for: _____ Unit: _____ Rent: _____

Office Only: Photo ID _____ SSN _____ Fee Paid _____ Proof of other income _____

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