Application Approval Policy
For Cedar City Property Management

A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants. Spouses can complete one rental application.

A $30 fee is charged and is non refundable.
We check four items. 1. Credit. 2. Background. 3. Employment or income. (must be three times the monthly rent.) 4. Evictions.

Most prospects are approved with 2 of 4 items satisfactory.
Negative backgrounds with warrants or felonies can be reason to decline an application. If credit accounts are verified to be currently past 30 days late are automatic decline. Verified employment with likelihood of layoff or release can be reason for decline. Rental history of Non-payment or frequent late payments or rent, Eviction, Drug use, Poor housekeeping, Poor supervision on applicant's children, Unruly, destructive or violent behavior by applicant, applicants children or guests may also result in declined application. A good verifiable reference from a former rental with a professional property management firm can offset one of the negative items. Family or friend references for former rentals are not acceptable.

This type of application process increases chances for a safer, more stable living environment for residents.

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or familial status.

ALL APPLICANTS NEED TO BRING A PICTURE ID WHEN TURNING IN AN APPLICATION.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DIENIED, INCLUDING BUT NOT LIMITED TO CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTIONS OR GIVE FALSE INFORMATION, THE PROPERTY MAY REFECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMEAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT TO OCCUPANCY.

Applicant	Date	Applicant	Date
Owner's Representative	Date	Rental Address	

Cedar City Property Management 84720 (435)586-1090

CCPM
51 E. 400 N. #4B
Cedar City, Utah 8472l