Application Approval Policy
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 and Income verification. (Must be three times the monthly rent.) **4.** Evictions.

Most prospects are approved with 2 of 4 items satisfactory.
Negative backgrounds with warrants of felonies can be reason to decline an application. If credit accounts are verified to be currently past 30 days late this is an 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 applicants 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.

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

This type of application process increase chances for a safe, 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.

In addition, applicant has paid $_____holding deposit to agent to hold a rental unit available from date of application to date of lease initiation. In no event shall this period exceed 30 days. In the event this application is not approved by the owner or the applicant withdraws the application within 72 hours of the date of deposit, the $_____ holding deposit shall be refunded. After that initial 72 hour period expires, it is understood that should applicant refuse to sign the lease or occupy the premises on the agreed upon date the hold deposit is thereby forfeited. Upon occupying the premises, the $_____ hold deposit may be applied to any amounts owing at that time, such as rent due, security deposit, etc.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, 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 MANAGEMENT MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, AND TERMITE MY RIGHT TO OCCUPANCY.

_____ _____
Applicant Date Applicant Date

_____ _____
Owner's Representative Date Rental Address

337 S. Main Suite #100, Cedar City, Utah 84720
Phone 435-586-1090 ccpm4rent@yahoo.com