



Questions? Call  
406.763.MSLA

## **PI PROPERTY MANAGEMENT RESIDENTIAL LEASE APPLICATION**

Landlord/Lessor: Pi Property Management, LLC      **Date of Application:**         /      /     

Location of Residence: \_\_\_\_\_

Pi Property Management practices Fair Housing throughout the entire application process and tenancy term. Every potential tenant must complete a separate application and go through the screening process prior to being approved for a lease agreement.

### **Conditions and Information**

The completion of this application by Tenant and the acceptance of this application by Landlord creates no obligation of Landlord to approve the application, nor guarantees availability of an apartment. Once submitted, this application becomes property of the Landlord.

This application can be denied for a variety of reasons, including, but not limited to:

- Unsatisfactory credit report
- Unfavorable reference by a former landlord and / or employer
- Criminal history
- False statements on application
- Unverifiable information
- More qualified applicant

This application will be approved or rejected usually within five (5) days of being submitted to landlord. If applicant is denied, a written denial will be mailed to applicant at present address.

If this applicant is approved, Tenant must immediately sign the lease and pay the security deposit in a separate check. The first month's rent (or pro-rated portion of the first month's rent) will be due on the move-in date unless otherwise specified in the lease.

Landlord complies with all Federal and State laws regarding discrimination and does not discriminate based upon age, sex, race, creed, familial or marital status, religion, national origin, or other prohibited classifications.

The following checklist must be completed before the applicant is considered:

- Completed Property Walk-Through**
- Completed and sign both pages of the application. Please notify contacts that they will be called to verify residential history, employment history to accelerate the processing time. Pi Property Management does not take responsibility for response time when processing applications.**
- Please provide us with a copy of your identification card/driver's license.**
- Pay the \$25 non-refundable application fee (Co-signers must pay a \$15 fee and complete the checklist as well)**
- Please provide us with the last two Pay Stubs, SSI statement, Financial Aid statement, etc as income/employment verification.**
- Please provide us with breed and age verification of pets listed on the application.**

Send application and make checks payable to:



**Pi Property Management**  
101 East Broadway, Ste. 510  
Missoula, MT 59802



### **Pi Property Management, LLC Residential Lease Application**

101 E Broadway, Ste 510, Missoula, MT 59802

[pipropertymanagementllc@gmail.com](mailto:pipropertymanagementllc@gmail.com) 406.763.6752 [www.pipropertymanagementllc.com](http://www.pipropertymanagementllc.com)

Date \_\_\_\_\_  
Pi Property Management  
101 E Broadway St, Suite 510  
Missoula, MT 59802

**RENTAL REFERENCE VERIFICATION**  
**(Permission to share rental history information)**

This person named below has applied for a rental unit at \_\_\_\_\_  
This applicant(s) has indicated that you are a present or past landlord. He/She has authorized us to request information relating to his/her living in your dwelling. Please answer the questions below and return this statement as soon as possible. ALL REPLIES WILL BE KEPT CONFIDENTIAL EXCEPT UPON THE REQUEST OF THE APPLICANT.

Thank you for your cooperation.

*Libby Schneider*  
Licensed Property Manager, Pi Property Management

**Applicant Name:** \_\_\_\_\_  
Last 4 of SS#: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby authorize the release of this information;

X \_\_\_\_\_

**\*\*DO NOT WRITE BELOW LINE\*\***

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**FOR OFFICE USE ONLY:** Move-In Date: \_\_\_\_\_ Amount of Monthly Rent \_\_\_\_\_

What Utilities Was/Are Paid By Renter? \_\_\_\_\_

How Many Times Rent Was Late? \_\_\_\_\_

How Many Late Fees Were Paid? \_\_\_\_\_

Is Rent Current At this Time? \_\_\_\_\_

Number of Persons Living In the Unit? Adults \_\_\_\_\_ Children \_\_\_\_\_

Any Damages Beyond Normal Wear & Tear? \_\_\_\_\_

Cleanliness Good \_\_\_\_\_ Fair \_\_\_\_\_ Poor \_\_\_\_\_

Willingness to Comply With Rules? Good \_\_\_\_\_ Fair \_\_\_\_\_ Poor \_\_\_\_\_

Would You Rent To This Person Again? YES\_\_\_ NO\_\_\_

Remarks: \_\_\_\_\_  
\_\_\_\_\_

Signature of Person Providing Information / Date \_\_\_\_\_

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**PERSONAL INFORMATION**

Name of Tenant: \_\_\_\_\_

Other Names Applicant has used: \_\_\_\_\_

Current Home Phone Number: ( ) - e-mail: \_\_\_\_\_

Drivers License No. \_\_\_\_\_ State of Issuance: \_\_\_\_\_

Social Security Number: - - Date of Birth: / / \_\_\_\_\_

Total # of Occupants: \_\_\_\_\_

Occupants Names: \_\_\_\_\_

(If applicable, not including yourself.) \_\_\_\_\_

**EMPLOYMENT**

Place of Employment: \_\_\_\_\_

Address: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Phone: ( ) - \_\_\_\_\_

Your Job Title: \_\_\_\_\_ Work Hours: \_\_\_\_\_

Monthly Pay: \_\_\_\_\_ How long at current job? \_\_\_\_\_

Other sources of income: \_\_\_\_\_

**Motor Vehicle Information**

Year	Make/Model	Color	License Plate Number
_____	_____	_____	_____
_____	_____	_____	_____

**Pets**

Do you have any pets that you would like to occupy the residence?  Yes  No

-If yes, please describe. \_\_\_\_\_

Note: This provision does not imply that pets are allowed.

Do you smoke?  Yes  No Note: This provision does not imply that smoking is allowed.

How long do you intend to reside here? \_\_\_\_\_

**CONSENT TO CREDIT CHECK/ BACKGROUND CHECK**

I, \_\_\_\_\_, the undersigned applicant authorize landlord, \_\_\_\_\_, or his/her/their agent to order and review my credit and criminal history and investigate the accuracy of the information contained in this application. I further authorize all banks, employers, creditors, credit card companies, references, and any and all other persons to provide to Landlord any and all information concerning my credit and/or background.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

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## Credit and Criminal Verification

Have you ever been evicted from a rental unit?  Yes  No If yes, provide reason for eviction.

Have you ever filed Bankruptcy?  Yes  No

If Yes, please describe: \_\_\_\_\_

Have you ever been convicted of, or pleaded guilty or no contest, to a felony?  Yes  No

-If yes, please describe: \_\_\_\_\_

Are there any judgments or lawsuits against you?  Yes  No

-If yes, please describe: \_\_\_\_\_

Creditors	Type Of Debt	Amount Owed	Monthly Payment
Example: Toyota Financial	Car Loan	\$24,600	\$258
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

## Residence Verification

**Present Address:** \_\_\_\_\_ Zip: \_\_\_\_\_

Dates of Occupancy? \_\_\_\_\_ Reason for leaving: \_\_\_\_\_

Name of owner/manager: \_\_\_\_\_ Ph. ( ) -

**Previous Address:** \_\_\_\_\_ Zip: \_\_\_\_\_

Dates of Occupancy? \_\_\_\_\_ Reason for leaving: \_\_\_\_\_

Name of owner/manager: \_\_\_\_\_ Ph. ( ) -

**Previous Address:** \_\_\_\_\_ Zip: \_\_\_\_\_

Dates of Occupancy? \_\_\_\_\_ Reason for leaving: \_\_\_\_\_

Name of owner/manager: \_\_\_\_\_ Ph. ( ) -

**Person to notify in case of emergency** \_\_\_\_\_ Phone: ( ) -

**OWNER DISCLOSURE: The owner of the premises or a person authorized to act for and on behalf of the owner for the purpose of service of process and receiving and receipting for notices and demands is disclosed as:**

**Name:** Pi Property Management, LLC **Phone:** (406) 763-6752

**Address:** 101 East Broadway, Ste. 510

**City:** Missoula **State:** MT **Zip:** 59802

By your signature hereon, you agree that the information disclosed by you herein is true, complete and accurate to the best of your knowledge, and you agree that the information disclosed by you herein is material to the potential Landlord's decision with respect to granting or denying your application to enter into a lease.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**RADON GAS DISCLOSURE. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every State of the United States. Additional information regarding radon gas may be obtained from your County public health unit.**

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