

3124 OLD FAITHFUL ROAD
CHEYENNE, WYOMING 82001



Phone: (307) 638-7232
Fax: (307) 632-5761
www.Cheyenne Preferred.com

FOR ALL YOUR PROPERTY MANAGEMENT NEEDS

Lease Form A

12/2/10

Lease Qualification Requirements

The following requirements must be fulfilled by prospective Tenants to qualify for leasing.

1. A RENTAL APPLICATION must be filled out by every adult (18 years) who will occupy the unit for a background investigation on employment, credit, criminal, and residential history.
2. A **NON-REFUNDABLE \$25 CASH/MONEY ORDER/CERTIFIED CHECK** for the application/credit report fee is required from each adult and must accompany the Rental Application before it will be processed.
3. Credit report must show that you are handling your accounts in an acceptable manner. Any derogatory findings in the background investigation may be cause for disqualification to lease a unit.
4. Proof of employment AND qualifying income of at least three times the monthly rent is required. Non-qualifying income can include but is not limited to retirement, unemployment, child support.
5. A **CASH/MONEY ORDER/CERTIFIED CHECK** for the damage/clean-up/security deposit must be paid in full to hold any unit. The deposit is refundable if we do not accept you to lease a unit. The deposit is **NON-REFUNDABLE** if you are accepted and do not lease the unit.
6. All adult occupants must sign all paperwork and are legally responsible for the Lease.
7. First and last months rent is required. Exceptions to the last month rent may be granted if:
 - a. Tenant has been a resident of Cheyenne for a minimum of one year, **AND**
 - b. Tenant has been employed in Cheyenne with the same company for one year, **AND**
 - c. Tenant's monthly take home income equals at least three times the monthly rent.
8. The first month rent is pro-rated from the starting date of the Lease until the end of the month. All future rents are due on or before the first day of each month.
9. Occupancy standards are set at two persons per bedroom.
10. Smoking is prohibited in all units
11. Pets are prohibited by most Owners. A Pet Agreement is required **BEFORE** any pet is permitted on premises.
12. Responsibility for payment of utilities varies per property.
13. Any exceptions to the these requirements must be in writing and signed by both parties.

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____