

Application Rental Policies & Fees

Please read the following information before applying. Policies and procedures will be followed and no exceptions will be made after application is submitted.

Pocatello Property Specialists is an Equal Opportunity Housing Provider. We comply with the Fair Housing Act in addition to state and local fair housing laws.

- \$35.00 per person, non-refundable application fee, Including co-signers
- Any and all persons living at the property 18 and above are required to be on lease
- A holding fee and application fees are due when application is submitted
- Application process includes, credit check, background check, income verification and rental history.
- Applicants must have favorable credit and background history, a minimum of 2 years rental history or mortgage history, strong employment and be able to provide proof of income.

At the time of application process any monies paid in addition to the application fees will be deposited by Pocatello Property Specialists, LLC and held in consideration for the dwelling being taken off the market. If applicant does not qualify and is denied, all monies will be refunded (excluding non-refundable application fees). If application is approved and a lease is entered into, any monies paid in the form of a holding fee will be applied toward the security deposit per lease requirements.

If approved and the applicant withdraws after approval notification for any reason the applicant will be charged a \$200.00 cancellation fee.

Please sign, date, and return with your application to acknowledge you understand the application policy and fees:

Signature of Applicant Date