



Rental application policy and procedures
2810 Central Ave. Unit C, Billings, MT 59102
www.boyerproperties.com 406-252-9242

A \$40.00 fee must accompany each application

1. Complete the attached rental application: A separate complete application, signed, and dated is required for **each** applicant who is legally able to sign a contract and who intends to reside in the property. **No exceptions will be made.** This includes each person over 18 that will be living in the unit.
2. Application Fee: a \$40.00 **Non-refundable** application fee must accompany each application. The application remains on file for 30-days. Thereafter, a new application must be completed and a fee must be paid accordingly.
3. Application process can take up to 3 business days.
4. Qualifying criteria:
 - a. Verifiable Good Credit with a minimum credit score of 640 and no history of bankruptcies. A credit report will be obtained for each applicant through AM Rent.
 - b. Good Rental History: Rental history will be verified with past landlords. If you have not rented in the past two years, previous home ownership will be considered.
 - c. You may not have any outstanding collections or balances due for utilities, monies owed to landlords or rental agencies.
 - d. Boyer Properties, LLC reserves the right not to rent to persons who have been convicted of a crime or are a registered sex offender.
 - a. Pets: Tenant shall not bring, keep, or allow to be kept, any pet on the Premises. This includes but is not limited to: Cats, dogs, birds, reptiles, and rodents. You may have fish in a tank no larger than 30 gallons. This includes tenant's guests. Service pets must have prior approval.
5. Boyer Properties, LLC recognizes HUD standard for occupancy as 2 people per bedroom.
6. Smoking: Boyer Properties, LLC complexes are smoke free campuses so there is no smoking on the premise or inside the townhomes.
7. Complete Application: This application must be completed in its entirety, including but limited to all landlord phone numbers. Failure to complete the entire application may delay processing or result in the denial of the application. Completed applications will be processed in the order in which received.
8. Boyer Properties, LLC is unable to hold a unit for you until your application is processed and approved, lease is signed, and deposit is paid in full.
9. Completed applications are to be returned along with the application fee to Boyer Properties, LLC, 2810 Central Ave. Unit C, Billings, MT 59102. There is a rent drop box to the right of our office front door.

I have read and understand the rental policies and procedures.

Initial _____