



WAIAKEA VILLAS
Hilo Brokers, Managing Agent
400 Hualani St., Unit 296
Hilo, HI 96720
Tel (808) 961-2841 Fax (808) 969-7900

Efficiency Studio	380 sf	90 sf lanai	*Equipped with microwave oven and 3.5 cu refrigerator. All units have full size bathtub & shower \$725.00-\$800/month with a six months or longer lease
Kitchen Studio	380 sf	90 sf lanai	*Equipped with full-size range, range hood and refrigerator. \$800.00+/month with a six months or longer lease
Furnished Studio	380 sf	90 sf lanai	*Equipped with full-size range, range hood, refrigerator, bed, linens, flatware, & cookware \$1,300/month with a six months or longer lease
One Bedroom/One Bath	575 sf	90 sf lanai	*Equipped with full-size range, range hood and refrigerator \$1,050/month with a six months or longer lease

*** Month-to-month rentals available at a higher cost***

Maximum occupancy per unit: Studio Unit: 2 People. 1 Bedroom Unit: 3 People

Rent includes electricity and water. Tenant is responsible for telephone, television cable, & internet services.
Open Parking * Swimming Pool * Security by Aloha Security * All units have full size bathtub & shower

Application must be completed with required documents below. Applications which are incomplete or do not have all items below WILL BE DENIED AND SHREDDDED.

1. Picture Identification must accompany the application.
2. Employment/Financial: If employed, submit copies of your last two recent pay stubs. If self-employed, submit copies of your tax returns for the past two years or 6 months of bank statements. If receiving benefits, submit copies of your benefit statements, this includes EBT. Name & contact info for caseworker or subsidizing agency.
3. The Application Fee is a Non-refundable \$10.00 per applicant over 18 years of age.
4. Previous Landlord Reference: Please submit two references. Provide landlord name, contact number, the address of the apartment or unit you rented and the lease start and end dates.

The information you provide enables Hilo Brokers to determine your financial stability, background, credit worthiness and your performance as a renter. Any false information may result in the rejection of your application.

Which applicant: Has the higher credit rating (if credit records are pulled)
Has a better income to debt ratio or more "disposable" income
Has better landlord references

The approval process may take 2 - 21 days AFTER all documentation is received.



Rental Application



**400 Hualani St. #296
Hilo, Hawaii 96720
Property Management Division**

Hilo Brokers Ltd.

(808) 961-2841 - Property Management

(808) 969-7900 - fax

hblrentals@gmail.com

<http://www.Hilo-Brokers.com>

Please complete this application with all information requested. This provides the basis for our selection of a qualified tenant for the properties we manage. Completing and signing of this Rental Agreement gives Hilo Brokers Ltd. the authorization to process the application and make the customary credit and reference checks. If accepted as a Tenant, this application becomes part of the Rental Agreement. All information provided herein will be kept in confidence. Read both sides carefully before signing.

We are working with neighbors and other landlords in this area to maintain the quality of the neighborhood. We want to make sure that people do not use rental units for illegal activity. To that end, we have a thorough screening process. We do not tolerate illegal activities including but not limited to domestic abuse and drug use/promotion.

If you meet the application criteria and are accepted, you will have the peace of mind of knowing that other renters in this area (apartment complex) are being screened with equal care, as a result, there may be a reduced risk of illegal activity occurring in the area.

Please note that we provide equal housing opportunity. We do not discriminate on the basis of race, color, religion, sex, handicap, national origin, familial status, marital status, ancestry, disability, age, and HIV infection.

Today's Date: _____

Unit Type: _____ Efficiency Studio (\$725+) _____ Kitchen (\$800+) _____ 1 Bedroom (\$1050) _____ Furnished

Lease Start Date _____ End Date _____ Term _____ 6 months _____ 1 year

Additional Comments: _____

Do you Own any Pets? [] Yes [] No If yes, list kind, number, etc. _____

ALL OCCUPANTS OVER THE AGE OF 18 MUST APPLY AS APPLICANT OR CO-APPLICANT

Applicant:

Name: _____

SSN: _____

Home Phone: _____

Business Phone: _____

Cellular Phone: _____

E-Mail: _____

Co-Applicant:

Name: _____

SSN: _____

Home Phone: _____

Business Phone: _____

Cellular Phone: _____

E-Mail: _____

Income & assistance information DO NOT LEAVE BLANK

Employer _____

Address: _____ Phone: _____

Position _____ How Long _____

Supervisor _____

Salary/Mo _____ . Commission/Mo _____

Add'l Income/Mo. Source _____

Add'l Income/Mo. Source _____

Employer _____

Address _____ Phone _____

Position _____ How Long _____

Supervisor _____

Salary/Mo _____ . Commission/Mo _____

Add'l Income/Mo. Source _____

Add'l Income/Mo. Source _____

If Self-Employed please attach copies of 2016 and 2017 tax returns

If Retired please attach copies of benefit statements

If Housing Assistance Recipient please attach copy of benefit calculation estimate

Housing Assistance [] County Housing Worker: _____
[] Other: _____ [] Other: _____

Name and relationship of ALL other persons to occupy the residence:

Name: _____ Relationship: _____

Current Rental Information:

(If no rental information, please provide your current living information)

Applicant:

Address: _____
City: _____ State: _____ Zip: _____
Rent: _____ Length at Address: _____
Landlord/Agent: _____
Lnd/Agnt Phone: _____
Reason for move: _____

Co-applicant (if different)

Address: _____
City: _____ State: _____ Zip: _____
Rent: _____ Length at Address: _____
Landlord/Agent: _____
Lnd/Agnt Phone: _____
Reason for move: _____

Previous Rental Information:

1.)Address: _____
City: _____ State: _____ Zip: _____
Rent: _____ Length at Address: _____
Landlord/Agent: _____
Lnd/Agnt Phone: _____
Reason for move: _____

2.)Address: _____
City: _____ State: _____ Zip: _____
Rent: _____ Length at Address: _____
Landlord/Agent: _____
Lnd/Agnt Phone: _____
Reason for move: _____

Additional Information:

Years lived in Hawaii? _____ Do you own a Waterbed? [] Yes [] No
Are either the Applicant or Co-applicant subject to transfer.? [] Yes [] No
Have either the Applicant or Co-applicant ever filed a petition for Bankruptcy? [] Yes [] No
Have either the Applicant or Co-applicant ever been evicted from any tenancy? [] Yes [] No
Have either the Applicant or Co-applicant ever refused to pay rent when due? [] Yes [] No
Have either the Applicant or Co-applicant ever been convicted of a felony? [] Yes [] No
If yes, give date and description of conviction. _____

Credit References:

Applicant

Bank (checking) Account # _____
Bank & Branch _____
Bank (savings) Account # _____
Bank & Branch _____
Major Credit Card _____
Auto Year, Make & Model _____
License Plate # _____
Mo. Payment on Auto _____

Co-Applicant

Bank (checking) Account # _____
Bank & Branch _____
Bank (savings) Account # _____
Bank & Branch _____
Major Credit Card _____
Auto Year, Make & Model _____
License Plate # _____
Mo. Payment on Auto _____

Personal References: Please provide names and telephone numbers of persons **NOT RELATED**, who can attest to your character & responsibility

Name: _____

Phone # _____

Name: _____

Phone # _____

Emergency Contact:

Please provide the Name, Address and Telephone of person(s), related or not related, that you would-wish for us to contact in the event of an emergency, accident or illness.

Name: _____ Address: _____ Phone # _____

Name: _____ Address: _____ Phone # _____

Please read the following carefully, before signing:

1. **CONTRACT:** This is a legally binding contract. Please read all items carefully and fill in all necessary information. Incomplete applications will not be processed.
2. You will be denied rental if you misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be immediately terminated.
3. You may be denied rental if, in the last 3 years, you have had a conviction for any type of crime that would be considered a serious threat to real property or to other residents' peaceful enjoyment of the premises, including the manufacture or distribution of controlled substances.
4. The Agent has the right to accept or reject this application. If rejected for any reason, Applicant hereby waives any claim for damages by reason of non-acceptance of this application. The Agent may reject the application without stating the reason.
5. This application shall be checked and approved prior to taking occupancy.
6. Agent will not be bound by any representations, agreements or promises made by representatives or Agents, unless contained in writing on this application and incorporated into the Rental Agreement.
7. If accepted, Applicant(s) agree(s) to deposit specified Security Deposit with Agent within two (2) days-of-acceptance date. Security deposits shall be paid in full prior to the execution of the Rental Agreement.
8. If accepted, Applicant(s) agree(s) that-the first month's full or pro-rata rent is due in advance. An inspection shall be performed and keys issued on the date of occupancy.
9. Thereafter, all rents are-due on as specified on the rental agreement. In addition, should there be any dishonored checks returned to Waiakea Properties LLC., a service charge of \$25.00 will be imposed.
10. In the event the Security Deposit is not-paid or the Rental Agreement is not executed as agreed, the Agent may deem the application withdrawn and the Agent will be under no further obligation.
11. In the event that the applicant fails to take occupancy by the lease begin date, agent (on behalf of owner) may bring an action for damages for breach of contract and retain any security deposit paid. Applicant shall be held responsible for the rent from the period specified as the lease begin date until the unit is re-rented plus any costs such as advertising, cleaning, etc. which may be deemed necessary to re-rent the unit.
12. It is understood that the property shall be occupied only by those persons listed on this application and the property shall be used only for residential purposes. All adult occupants (18 & over) must submit a rental application and sign the Rental Agreement.
13. If accepted, Applicant(s) agree(s) to observe all provisions of the Lease and such House Rules as may apply and to maintain maximum desirability of the premises, including grounds and to see that any guests conform to the terms, rules and regulations, of the Rental Agreement.
14. Permission to have pets will never be given and are expressly forbidden, all the above conditions apply; and in addition it will be considered a violation of the Rental Agreement. The Agent may cancel the tenancy for this violation.
15. The undersigned are hereby requesting to be considered for tenancy and agree to abide by all the conditions stated on this application. Further, the Applicant(s) certify that all representations made on this application are true and correct. The Applicant(s) understand and give permission for Hilo Brokers, Ltd. to investigate the information provided herein to determine the credit worthiness and reliability of the Applicant(s).

By signing below, I/we acknowledge that I/we have read and understood the rental application provided by Hilo Brokers Ltd. I/we hereby authorize Hilo Brokers Ltd. to contact present, previous and/or prior rental references, provide you with a credit report on me/us, and authorize you to verify the information that I/we have supplied to you.

I/we hereby declare that the information I/we have supplied here to you is true and correct, and I/we agree that the Landlord and/or Hilo Brokers Ltd. may terminate any rental agreement or other agreement entered into with me/us in reliance on false or misleading statements that I/we have made.

Copy of photo identification for each applicant is required along with rental application.

Applicant _____

Date _____

Applicant _____

Date _____

