

Application to Rent

For the rental property located at: _____ (“Premises”).

APPLICANT (All persons 18 or older must complete their own application form and be approved for tenancy):

Last Name:	First Name:	Middle Name:	
Cell Phone:	Work Phone:	Home Phone:	
Current Address:			
Date of Birth:	Social Security# or ITIN:	Driver’s License # / Exp. Date:	Other Government Id No.:
Email:	Other Names Used In the Last 10 Years:		

CURRENT INCOME:

\$ _____	<input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Yearly	Source:	Proof of Income: <input type="checkbox"/> Yes <input type="checkbox"/> No.
\$ _____	<input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Yearly	Source:	Proof of Income: <input type="checkbox"/> Yes <input type="checkbox"/> No.

Applicants with Government Rent Subsidies (including, but not limited to, Housing Choice Voucher Holders):

To be completed by applicants with government rent subsidies such as Housing Choice Voucher holders or other government rent subsidies:

If you are an applicant with a government rent subsidy, select one of the following:

I give the Owner/Agent the permission to run a credit report and consider my credit history as part of the application process.

OR

I prefer to provide Owner/Agent with lawful, verifiable alternative evidence of my ability to pay the portion of the rent for which I will be responsible. This may include, but is not limited to, pay stubs, pay records, government benefit payments, and bank statements. Should you select this, the housing provider agrees to provide you a reasonable amount of time to provide that alternative evidence and will reasonably consider that evidence in lieu of the applicant’s credit history in determining whether to offer the rental accommodation to the applicant.

EMPLOYMENT INFORMATION:

<u>CURRENT EMPLOYMENT</u>	
Employer:	Address:
Phone:	Supervisor’s Name:
Current Title:	Current Pay Rate: \$ _____ Per <input type="checkbox"/> Week <input type="checkbox"/> Month (Check one)
Employed From:	To:



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Are you currently employed with the above company? <input type="checkbox"/> Yes <input type="checkbox"/> No	* We will be contacting current employer to verify the accuracy of all of the above-stated information.
<u>PRIOR EMPLOYMENT IF LESS THAN 3 YEARS</u>	
Employer:	Address:
Phone:	Supervisor's Name:
Title:	Current Pay Rate: \$ Per <input type="checkbox"/> Week <input type="checkbox"/> Month (Check one)
Employment From:	To:

ADDITIONAL OCCUPANTS: (All persons 18 or over must fill-out their own application, unless otherwise allowed by law).

First, Middle, Last Name:	Date of Birth:	Relationship To Applicant:
First, Middle, Last Name:	Date of Birth:	Relationship To Applicant:
First, Middle, Last Name:	Date of Birth:	Relationship To Applicant:
First, Middle, Last Name:	Date of Birth:	Relationship To Applicant:
First, Middle, Last Name:	Date of Birth:	Relationship To Applicant:

RESIDENCE INFORMATION:

<u>CURRENT RESIDENCE</u>	
Address: (Street address, City, State & Zip):	
Tenancy From: To:	Last rent paid: \$ /Month
Owner/Manager's Name:	Owner/Manager's Phone #:
Are you currently residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	Did you ever pay your rent late or fail to pay your rent, while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No
Were you ever given a notice stating that you are violating the rental agreement or rules while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	
What is your Reason for Leaving?	
<u>PREVIOUS RESIDENCE(S)</u> [Please List for the Last Five (5) Years (Attach Additional Pages If Needed)]	
Address (Street address, City, State & Zip):	
Dates of Tenancy: From: To:	Rent paid at End of Tenancy: \$ /Month
Owner/Manager's Name:	Owner/Manager's Phone #:

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Are you currently residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	Did you ever pay your rent late or fail to pay your rent, while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No
Were you ever given a notice stating that you are violating the rental agreement or rules while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	
What was your Reason for Leaving?	
<u>PREVIOUS RESIDENCE #2</u>	
Address (Street address, City, State & Zip):	
Dates of Tenancy: From: _____ To: _____	Rent paid at End of Tenancy: \$ _____ /Month
Owner/Manager's Name:	Owner/Manager's Phone #:
Are you currently residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	Did you ever pay your rent late or fail to pay your rent, while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No
Were you ever given a notice stating that you are violating the rental agreement or rules while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	
What is your Reason for Leaving?	

CREDIT INFORMATION *(Please list all your financial obligations and assets):*

<u>Bank Account type</u> <i>(Checking or Savings)</i>	<u>Account Number</u>	<u>Name of Bank</u>	<u>Branch or Address of Bank</u>	<u>Balance</u>
1.				\$
2.				\$
3.				\$
<u>Credit Accounts</u> <i>(Name of Creditor)</i>	<u>Account Number</u>	<u>Address</u>	<u>Phone Number</u>	<u>Monthly Payment</u>
1.				\$ _____ /Mo.
2.				\$ _____ /Mo.
3.				\$ _____ /Mo.
<u>Other Obligations:</u>	<u>Monthly Amount Owed:</u>	<u>Lienholder/Bank:</u>	<u>Creditor's Phone #</u>	<u>Total Amount Owed:</u>
1. Car Payment	\$ _____ /Mo.			\$
2. Child Support	\$ _____ /Mo.			\$
3. Alimony	\$ _____ /Mo.			\$
4. Other:	\$ _____ /Mo.			\$

VEHICLE INFORMATION:

I will have _____ <i>(insert number)</i> vehicles parked at the Premises. Description of Automobiles of Applicant:



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1.	Make:	Model:	Year:	License No.:	Color:
2.	Make:	Model:	Year:	License No.:	Color:
Other Vehicles (motorcycle, etc). Please describe: _____					

PERSONAL REFERENCES:

Name:	Address	Phone Number	Relationship
1.			
2.			
3.			

PET INFORMATION (Attach additional pages as necessary):

Name:	Type/Breed:	Height/Weight:	License No.:

EMERGENCY CONTACT INFORMATION (In case of Emergency, notify):

Name:	Address	Phone Number	Relationship
1.			
2.			

GENERAL INFORMATION: *(Check the box next to the answer that applies)*

- Have you ever been a party to a lawsuit? (If so, describe below) YES NO
- Have you ever filed for bankruptcy? (If so, describe below) YES NO
- Do you have any liquid-filled furniture or do you intend to use liquid-filled furniture in the Premises? (If so, describe below) YES NO
- Have you ever been convicted for a crime against persons or property? YES NO
- Have you ever been evicted for non-payment of rent or any other reason or asked to leave a prior residence? YES NO

If you answered "YES" to any of the above questions, please explain below (Use additional pages and attach if necessary):

CREDIT SECTION:

Owner/Agent

CREDIT CHECK/SCREENING FEE RECEIPT: Owner/Agent received the amount of \$ _____ ("Application Screening Fee"), which will be used to cover the cost of obtaining information about Applicant; including the cost of obtaining personal reference checks, consumer credit reports, criminal background checks and other similar information, such as tenant screening service reports regarding past unlawful detainer litigation. This Application Screening Fee includes the following costs:

1. Cost to purchase personal reference checks, consumer credit reports and/or other tenant screening service reports regarding prior unlawful detainer actions: \$ _____
2. Processing costs (including the reasonable value of time spent by Owner/Agent and/or his agent in obtaining, reviewing &



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verifying the information obtained): \$ _____

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT (CIRAA) CALIFORNIA CIVIL CODE SECTION 1786.22.

Owner/Agent will be requesting an investigative report:

YES Owner Agent is requesting a Report
OR

YES Owner Agent is requesting a Report that does not include credit portion in compliance with SB267, in which the applicant is a voucher holder and elected to provide alternative proof of income, the owner/agent shall under Section 12955 (o) (I) (ii)(I) Reasonably consider that alternative evidence in lieu of the person's credit history in determining whether to offer the rental accommodation to the applicant.

(2) This subdivision does not limit the ability of the owner of a housing accommodation to request information or documentation to verify employment, to request landlord references, or to verify the identity of a person.

(p) (1) For the purposes of this section, "source of income" means lawful, verifiable income paid directly to a tenant, or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issued under Section 8 of the United States Housing Act of 1937 (42 U.S.C. Sec. 1437f). "Source of income" includes a federal Department of Housing and Urban Development Veterans Affairs Supportive Housing voucher. For the purposes of this section, a housing owner or landlord is not considered a representative of a tenant unless the source of income is a federal Department of Housing and Urban Development Veterans Affairs Supportive Housing voucher.

(2) For the purposes of this section, it shall not constitute discrimination based on source of income to make a written or oral inquiry concerning the level or source of income.

I would like a copy to receive a copy of the investigative reports prepared.

If this boxed is check, Owner/Agent has three (3) business days from the date the report is received to provide a copy of the report. The report may also be obtained directly from the consumer agency named below:

Reporting Agency: _____

Address: _____

Telephone Number: _____

(a) An investigative consumer reporting agency shall supply files and information required under Section 1786.10 during normal business hours and on reasonable notice.

(b) Files maintained on a consumer shall be made available for the consumer's visual inspection, as follows:

(1) In person, if he appears in person and furnishes proper identification. A copy of his file shall also be available to the consumer for a fee not to exceed the actual costs of duplication services provided.

(2) By certified mail, if he makes a written request, with proper identification, for copies to be sent to a specified addressee. Investigative consumer reporting agencies complying with requests for certified mailings under this section shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the investigative consumer reporting agencies.

(3) A summary of all information contained in files on a consumer and required to be provided by Section 1786.10 shall be provided by telephone, if the consumer has made a written request, with proper identification for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to the consumer.

(c) The term "proper identification" as used in subdivision (b) shall mean that information generally deemed sufficient to identify a person. Such information includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. Only if the consumer is unable to reasonably identify himself with the information described above, may an investigative consumer reporting agency require additional information concerning the consumer's employment and personal or family history in order to verify his identity.



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(d) The investigative consumer reporting agency shall provide trained personnel to explain to the consumer any information furnished him pursuant to Section 1786.10.

(e) The investigative consumer reporting agency shall provide a written explanation of any coded information contained in files maintained on a consumer. This written explanation shall be distributed whenever a file is provided to a consumer for visual inspection as required under Section 1786.22.

(f) The consumer shall be permitted to be accompanied by one other person of his choosing, who shall furnish reasonable identification. An investigative consumer reporting agency may require the consumer to furnish a written statement granting permission to the consumer reporting agency to discuss the consumer's file in such person's presence.

OR

NO Owner Agent is not requesting a report.

Applicant represents that all information given and statements made on this application are true and correct. Applicant hereby authorizes Owner/Agent to verify and investigate by whatever means possible all facts and references stated herein, including but not limited to, current and previous landlords and employers, and personal references. Applicant hereby authorizes Owner/Agent to obtain Unlawful Detainer, Credit Reports, Telechecks, and/or criminal background reports. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing and/or may result in denial of tenancy. Applicant acknowledges that Owner/Agent will rely on the information provided herein, and that any material misstatement(s) will, at Owner/Agent's option, be a material and non-curable breach of any subsequent rental agreement and grounds for immediate eviction.

Signature of Applicant: _____

Date: _____