

RENTAL APPLICATION (Page 1 of 2)

Section 1: IDENTIFICATION

Full Name: _____ SS#: _____
Mother's Maiden Name: _____ Your Maiden Name: _____
Date of Birth: _____ Birthplace and State: _____
Drivers License Number: _____ Date Issued: _____
OR Other Photo ID (Passport, State ID card) _____

Section 2. RESIDENCY PROFILE

Have you ever been convicted of a felony? _____ If yes, please explain _____
Ever evicted/asked to move: _____ When: _____ Why: _____
Home Address: _____
Telephone: (____) _____ Why Moving Out: _____
Date Moved In: _____ Date Moving Out: _____
Do you rent or own at this address: _____ Monthly Amount: _____
Bldg. Name: _____ Mgr/Owner Phone: _____
If you didn't rent or own, describe housing: _____
Note: If you have lived here less than 1 year, please list above information for previous residents on a separate sheet.

Section 3. EMPLOYMENT PROFILE

Employer Name: _____ Pay Days: _____
Address: _____
Telephone Number (____) _____ Supervisor Name: _____
Occupation _____ Hire Date: _____ Gross Pay/Mo \$: _____
Are You: [] Full Time [] Part Time [] Hourly [] Salaried [] Permanent [] Temporary [] On-Call
Note: If you have been on the job less than 1 year, please list above information for previous employers on a separate sheet.

Section 4. FINANCIAL PROFILE

Have you ever: Declared Bankruptcy: _____ When: _____ Type: _____
Have you ever: Had Wages Garnished: _____ When: _____ Amount/Mo\$: _____

Section 5. OCCUPANY PROFILE

Names of all who will be living with you	Relationship to you	Age
_____	_____	_____
_____	_____	_____

Section 6. PETS PROFILE

Name	Type	Age	Weight
_____	_____	_____	_____

Section 7. VEHICLES PROFILE

Manufacturer: _____ Model/Year: _____
Manufacturer: _____ Model/Year: _____
License Plate #: _____ State: _____

Section 8. EMERGENCY NUMBERS

1. Full Name: _____	2. Full Name: _____
Relationship: _____	Relationship: _____
Contact Phone: (____) _____	Contact Phone: (____) _____

Section 9. PERSONAL REFERENCES

1. Full Name: _____	2. Full Name: _____
Relationship: _____	Relationship: _____
Contact Phone: (____) _____	Contact Phone: (____) _____

Certain features of selected downstairs units will be retrofitted to comply with California's Fair Employment and Housing Act at no cost to the tenant upon request by a tenant who has a physical disability as defined by California law or who is regularly visited by a person with a physical disability up and until November 2, 2016. Please contact the office for more information.

Applicant has read, understands and agrees to comply with the Rental Application policy printed on the reverse hereof and, represents that all the above statements are true and correct and hereby authorizes verification of the above items including but not limited to the obtaining of a credit report and agrees to furnish additional credit references on request. Additionally, applicant agrees to sign a lease agreement upon approval of this application.

Applicant: _____ Date: _____

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RESIDENCY / EMPLOYMENT VERIFICATION REQUEST

To Landlord At:

To Employer At:

_____ has applied for residency at _____

Please assist us in the completion of this application by filling in your applicable verification and returning by fax to (209) _____

RESIDENCY VERIFICATION

Present Rent: \$ _____
Length of Occupancy: _____
Comments: _____

Lease Term Expires: _____
Pays Rent On Time: _____

Signature of Landlord: _____ Date: _____ Phone: _____

EMPLOYMENT VERIFICATION

Present Pay Rate: \$ _____
Type of Employment: (Full/Part-time, Permanent/Temporary)
Comments: _____

Hire Date: _____

Signature of Employer: _____ Date: _____ Phone: _____

My Signature below authorizes you to verify the above information.

_____ Date: _____

RENTAL APPLICATION POLICY

Each individual occupant who is of legal adult age (18 years) is required to complete and sign his or her own application. We cannot approve applications of individuals under the age of 18 years unless he or she will be living on the property under the legal care, custody and control of an adult, or is a legally emancipated minor.

We reserve the right to accept the best qualified application package when more than one application package is pending for a single property. We will turn down applications which do not meet our uniform minimum standards and requirements for: Income, Identification, Employment, Recommendations from Landlords and Creditors, Pets, Accommodation of number of proposed occupants, and for statements containing false information.

The Application Fee is **NONREFUNDABLE** and is \$30 for each adult over the age of 18. All written reports and information remains our sole property. Your signature on this Application is your consent for us to make these inquiries and your acceptance of our policy.

It is against the law (Fair Housing Act 1968; Fair Housing Amendments Act of 1988; Americans with Disabilities Act of 1992) to discriminate on the basis of race, color, religion, sex, national origin, handicaps or familial status.

Upon approval of your application a reservation deposit must be placed within 24 hours.

If you are accepted, the reservation deposit will be credited toward your account upon execution of the Rental Agreement.

If you are accepted, but choose not to sign the Rental Agreement, your reservation deposit **WILL BE FORFEITED**.

If you are notified that you have not been accepted, your reservation deposit will be refunded in full.

If your reservation deposit was paid in cash, your refund will be mailed to you within 24 hours. If you paid by check, your refund will be mailed to you within 14 days. In either instance, you will be **MAILED** your refund. Resident Managers do not have the funds to make refunds on site.

Upon your signing our Rental Agreement, you will be bound by all the contracts, rights and obligations.

We ask that you carefully read and understand all parts of the Rental Agreement prior to signing the documents.