



# Application to Rent

This form must be completed in its entirety. Failure to complete all portions of this form will be grounds for denial of Application.

Apt. No.  Apt. Size  Rent  Requested Move-In Date

## Personal Information

First Name  Middle Name  Last Name

Social Security #, if any  Date of Birth

Other Names Used in the Last 10 Years

Home Phone #  Other Contact Phone #  Email Address

Drivers License #, if any / Photo ID if none  Expiration Date

Drivers License State of Issuance

Cur. Address  City  State  Zip Code

Date In  Date Out  Monthly Rent

Reason for Moving  Landlord  Phone No.

Prev. Address  City  State  Zip Code

Date In  Date Out  Monthly Rent

Reason for Moving  Landlord  Phone No.

## Income

Present Employment or Source of Income  Employer Name, if any

Employer Address, if any  Employer Phone #, if any

Supervisor Name, if any  Monthly Gross Income

Other Income Source  Monthly Gross Income

Other Income Source  Monthly Gross Income

## Proposed Occupants

Name	<input type="text"/>	Date of Birth	<input type="text"/>	Legal Relationship to Applicant, if under 18	<input type="text"/>
Name	<input type="text"/>	Date of Birth	<input type="text"/>	Legal Relationship to Applicant, if under 18	<input type="text"/>
Name	<input type="text"/>	Date of Birth	<input type="text"/>	Legal Relationship to Applicant, if under 18	<input type="text"/>
Name	<input type="text"/>	Date of Birth	<input type="text"/>	Legal Relationship to Applicant, if under 18	<input type="text"/>
Name	<input type="text"/>	Date of Birth	<input type="text"/>	Legal Relationship to Applicant, if under 18	<input type="text"/>

## Survey

Will you have pets or animals? If yes, specify.  Will you have liquid-filled furniture? If yes, describe.

How did you hear about our community?

How many vehicles will you have?  Requested length of residency (Lease)?  Min. 6 mos, max. 12 mos.

Have you ever been evicted or asked to move?

Yes  No

If yes, please describe in detail including name for former landlord(s) and date(s):

Have you had one or more criminal convictions within the last 7 years?

Yes  No

If yes, please describe:

### Terms of Application

Applicant understands that Owner will rely upon information provided in this application as well as the verification process and information obtained therefrom in deciding whether to rent to Applicant. Applicant represents that all of the above statements presented by Applicant are true and correct and hereby authorizes verification by the Owner of the above items including, but not limited to, interviews, credit check, credit report, criminal background check, eviction and rental history, contacting references from both present and former landlords, present and former employers and/or their agents, and obtaining and reviewing investigative consumer reports, if any, as well as reviewing any and all public records and documents, publications and pertinent court records.

Failure to produce documentation can cause your application to be rejected. If it is determined that further documentation is needed, Applicant will be contacted. Applicant hereby releases Owner/Agent and any other procurer or furnisher of information, from any liability whatsoever in the use, procurement, or furnishing of information in connection with processing this application. Applicant understands that this application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. Owner/Agent is hereby requested and authorized to speak with or communicate with all the parties and entities identified on this Application to Rent, thus the contents and information contained in the Application to Rent are not considered private or confidential.

If it is determined that during the application verification process (1) that false or misleading statements have been made by the Applicant, or false or misleading information has been provided by the Applicant, and (2) if a Holding Deposit has been paid by the Applicant to reserve the unit for the potential exclusive use of the Applicant and/or Co-Applicants, and (3) the Owner thereupon denies the application, the Owner will be entitled to retain a liquidated damage amount of not less than \$200.00 from the Holding Deposit as and for the damages that will be sustained by the Owner due to misrepresentation of the Applicant and breach of the Rental Deposit Contract & Receipt. The amount of \$200.00 shall be presumed to be the amount of damage sustained by the Owner due to the misrepresentation and the breach of the contract when due to the extensive efforts of the Owner in receiving the particular application, requesting verifications and authentication of information as allowed above, reviewing the credit and investigative reports, if any, and applicable documentation, sending notifications to the Applicant as required by law, potential loss of rent from other potentially eligible applicants, and for temporary removal of the unit from the rental housing market and turning other applicants away from renting the particular unit, the application is denied. It is understood and agreed that due to the nature of the case, it would be impracticable or extremely difficult to fix the actual damages that will be sustained by the Owner.

**NOTICE IS HEREBY GIVEN** that if after a Rental Agreement is executed, the Owner should determine that any one or more Resident(s) provided false or misleading information in an Application to Rent submitted by Resident(s), Owner may, at Owner's sole discretion, treat such false or misleading information as a continuing, material, noncurable breach of the Rental Agreement and serve Resident(s) either with a Three-Day Notice to Quit pursuant to Code of Civil Procedure, section 1161(3), or with such other notice as is available to terminate the tenancy.

**NOTICE IS ALSO GIVEN** that due to limited geography, limited information, incomplete, inaccurate or outdated information, the acquisition of information derived from a criminal background check is not a warranty, guarantee, or assurance of security, safety or protection being provided to any of our residents or their household members or guests. The Owner makes no claim, representation, warranty or promise regarding the safety, health, welfare or protection of any of our residents deriving from the gathering of criminal background information or determining whether a particular applicant is eligible for tenancy. The Owner does not warrant or promise the safety or security of any resident. Resident has conducted any and all inspections and investigations of the premises as well as the neighborhood and/or area conditions, including but not necessarily limited to location of law enforcement, adequacy of law enforcement, crime statistics, proximity of registered felons or offenders, fire protection, governmental services, availability of communication devices and connectivity, schools, restaurants, stores, zoning, existing transportation availability, as well as any and all anticipated, estimated, actual, current and/or future utility payments and/or governmental impositions, fees, taxes, charges and or assessment responsibilities applicable to this unit and this Rental Agreement and/or addenda hereto for which the Resident is responsible. Resident accepts such matters as they exist, and acknowledges and represents that whatever conditions exist are suitable for the Resident's rental and occupancy of the premises. Resident acknowledges that neither the Owner nor the Agent, if any, has made any representations as to any of the items referenced in this paragraph, and that Resident is relying upon his/her own investigation of same.

### Receipt for Payment of Non-Refundable Application Screening Fee

The processing of this Application to Rent is conditional on Applicant's payment of the application screening fee amount listed below to cover costs of obtaining information about the Applicant. The Owner may, but is not required to accept and rely upon a consumer credit report presented by an Applicant. Applicant must pay the non-refundable application screening fee at the time of this Application. This fee is separate and different from the payment, if any, of a Holding Deposit. This fee is not considered to be a security deposit pursuant to the provisions of California Civil Code Section 1950.5. Neither the payment of the application screening fee nor the presentation of an application creates a landlord-tenant relationship with the applicant. If the fee is not paid by the Applicant this application will not be considered or reviewed by the Owner. This community is an Equal Housing Opportunity community. Qualifications are not decided by age, race, color, religion, sex including gender (as defined by Penal Code Section 422.56(c)), sexual orientation (as defined in subdivision [5](s) of Section 12926 of the Government Code), disability (as defined in Sections 12926 and 12926.1 of the Government Code), familial status, marital status, national origin, ancestry, source of income, medical condition (as defined in subdivision [3](i) of Section 12926 of the Government Code), genetic information (as defined in Civil Code Section 51), citizenship, primary language, or immigration status (verification of immigration status and any discrimination based upon verified immigration status, where required by federal law, shall not constitute a violation of CC Section 51), or any arbitrary reason.

1. The non-refundable actual cost of gathering information about the Applicant, including but not limited to the cost of using a tenant screening service or a consumer credit reporting service:	\$ <u>10.59</u>
2. Reasonable value of time spent by Owner/Owner's agent in obtaining and processing, validating and reviewing the information about the applicant:	\$ <u>14.41</u>
3. Total non-refundable application screening fee:	\$ <u>25.00</u>

\_\_\_\_\_  
Owner/Agent

\_\_\_\_\_  
Date

**I hereby certify that all statements in this application are true and complete and are made for the purpose of renting property.**

\_\_\_\_\_  
Applicant (signature required)

\_\_\_\_\_  
Date