



**HOMES
FOR RENT**



Full Service Property Management

Application Requirements

1. Applicants must be at least 18 years of age
2. Current and valid Driver's License or Identification Card
3. Copy of Social Security Card
4. Income must be at least **3 times** the amount of rent per month
5. Proof of Income, such as (2) current pay stubs & the Name, Address and Phone Number of the current employer or organization from which payments are received.
6. Current Award Letter of Benefit such as Social Security or Pensions.
7. Current Notice of action **AFDC** or **TANF**
8. Self-Employment will be verified by the previous **year's Income Tax Schedule C** or by accounting records for current year
9. Provide previous **2-years** of Rental/Residence history with Names, addresses and phone number of previous Landlord or Property Management Company
10. Credit Report with outstanding collections **exceeding \$1500.00** within the past **2-years**, negative rental references, or any convictions for violent crimes could be basis for Application Denial. (**Note:** If the Denial was partially or fully due to credit history, an adverse action Notice will be provided to the applicant)
11. Rental application must be complete when submitted with all applicable information as requested, or may not be processed.
12. **\$25.00 Non-Refundable** processing fee per **EACH APPLICANT**
13. Application may be subject to Owner's approval
14. Property availability is subject to change: **PLEASE VERIFY** with our staff that the unit is still available prior to submitting your application as well as your application fee.

Applicant Signature: _____

Date: _____



APPLICATION TO RENT/SCREENING FEE
(C.A.R. Form LRA, Revised 11/13)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) tenant, tenant with co-tenant(s) or guarantor/co-signor.
Total number of applicants _____

2. PREMISES INFORMATION
Application to rent property at _____ ("Premises")
Rent: \$ _____ per _____ Proposed move-in date _____

3. PERSONAL INFORMATION

A. FULL NAME OF APPLICANT _____

B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)

C. Social Security No. _____ Driver's License No. _____
State _____ Expires _____

D. Phone Number: Home _____ Work _____ Other _____

E. Email _____

F. Name(s) of all other proposed occupant(s) and relationship to applicant _____

G. Pet(s) or service animals (number and type) _____

H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____

I. In case of emergency, person to notify _____
Relationship _____
Address _____ Phone _____

J. Does applicant or any proposed occupant plan to use liquid-filled furniture? No Yes Type _____

K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? No Yes
If yes, explain _____

L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? No Yes
If yes, explain _____

M. Has applicant or any proposed occupant ever been asked to move out of a residence? No Yes
If yes, explain _____

4. RESIDENCE HISTORY

Current address _____	Previous address _____
City/State/Zip _____	City/State/Zip _____
From _____ to _____	From _____ to _____
Name of Landlord/Manager _____	Name of Landlord/Manager _____
Landlord/Manager's phone _____	Landlord/Manager's phone _____
Do you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes	Did you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes
Reason for leaving current address _____	Reason for leaving this address _____

5. EMPLOYMENT AND INCOME HISTORY

Current employer _____	Previous employer _____
Current employer address _____	Prev. employer address _____
From _____ To _____	From _____ To _____
Supervisor _____	Supervisor _____
Supervisor phone _____	Supervisor phone _____
Employment gross income \$ _____ per _____	Employment gross income \$ _____ per _____
Other income info _____	Other income info _____

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LRA REVISED 11/13 (PAGE 1 OF 2)

Applicant's Initials (_____) (_____)

Reviewed by _____ Date _____



APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

Agent: Michael Allen Phone: 5597811414 Fax: 800.39104108 Prepared using zipForm® software
Broker: MID-STATE REALTY 878 W. MORTON AVE. PORTERVILLE, CA 93257

Property Address: _____ Date: _____

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____
 Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____

8. NEAREST RELATIVE(S)

Name _____ Address _____
 Phone _____ Relationship _____
 Name _____ Address _____
 Phone _____ Relationship _____

Applicant understands and agrees that: (I) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (II) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (III) Applicant will provide a copy of applicant's driver's license upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (I) verify the information provided; and (II) obtain a credit report on applicant and other reports, warnings and verifications on and about applicant, which may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: _____
 Address _____ City _____ State _____ Zip _____

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

Applicant has paid a nonrefundable screening fee of \$ 20.00 , applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$42.06 as of 2009.)

\$ _____ for credit reports prepared by _____ ;
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ _____ for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____


The undersigned has received the screening fee indicated above.

Landlord or Manager or Agent Signature *Homes For Rent* _____ CalBRE Lic. # _____ Date _____

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Reviewed by _____ Date _____

