AVR Properties
379 South I Street
Livermore, CA 94550

Rental Application

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT

Owner/Agent intends to request an investigative consumer report and/or consumer credit report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification, as follows: (1) You may appear at the investigative consumer reporting agency identified below in person, (2) You may make a written request for a summary of the file to be provided over the telephone, or (3) You may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provide that this person furnishes proper identification. If you are accompanied by a person of our choosing the agency may require you to furnish a written statement granting permission to the investigative consumer purporting agency to discuss your file in the other person's presence. The agency that will prepare the repost(s) identified in this section is National Tenant Network, Inc. P.O. Box 1664, Lake Oswego, Or 97035 Phone: 1-800-228-0989 Email: Consumerrelations@ntnonline.com Website: https://ntnonline.com/consumers/

National Tenant Network, Inc. did not make the decision and cannot explain why the decision was made. You have the right to obtain a free copy of your report from NTN within 60 days and dispute any inaccurate or incomplete information.

Verification Guidelines:

All applicants will have a consumer reporting agency report and a credit report run. All applicants must have 80% positive on credit report. Any credit problems must be explained. All applicants receiving a government rent subsidy to assist in the payment of rent can choose to provide lawful, verifiable, alternative evidence of reasonable ability to pay rather than have housing provider rely on their credit report. Legal and verifiable gross monthly income combined for all applicants must be either (A) 3 times the monthly rent with 80% positive on credit or (B) 2.5 times monthly rent no history of negative credit accounts and with low outstanding debt to income. Self-employed applicants must provide documentation sufficient to confirm/verify income which could include a copy of their last year's tax return and/or bank statements and/or current year profit and loss statement.

Verifiable residential history where the residence has been properly maintained and the tenants did not cause a neighborhood nuisance. If you are renting, rental history must be verified by the property owner or the owners' licensed manager.

Have a valid Government Issued photo ID and provide a copy at the same time as the application.

Please note:

1. This application is for qualification and does not guarantee approval.
2. The application must be completely and legibly filled out and signed. Non-complete applications, or without payment of screening fee, will not be processed and the screen fee, if paid, will be returned.
3. The property will remain on the market during the verification process.
4. Denial of one applicant in a group will result in the denial of all applicants in the group.
5. AVR Properties will obtain credit and other reports that demonstrate your ability to pay and use the property properly. These reports include financial obligations, rental history, employment, assets and personal references.
6. The following examples may be cause for application denial:
   a. Judgments or liens
   b. Unlawful detainer
   c. Non-discharged bankruptcies
   d. Unpaid child support
   e. Extensive disputed credit
   f. Serious credit items more than 30 days late
   g. Inaccurate or falsified information or verification
   h. Residential or employment information cannot be verified

There is a non-refundable $40 application fee per application. The sum of $_____was paid for the purpose of verifying the information submitted on the application to rent _____. The application fee covers $15.50 to obtain credit reports, eviction reports and other screening reports and $24.50 to process and verify screening information. It is understood that this sum is in no way to be considered a deposit to hold the dwelling.

Date:_____Landlord/Manager: _____

THE UNDERSIGNED MAKES APPLICATION TO RENT: ADDRESS:_____MOVE-IN _____

NAME: (First) _____ (Middle) _____ (Last) _____

SS # _____ DATE OF BIRTH_____/_____/_____DL # _____(State)_____

PHONE (Cell)_____(Other)_____(Email**)** _____

Total number of occupants: _____. Please list all other proposed occupants. All proposed applicants over 18 must fill out an application:

NAME	DOB	NAME	DOB
NAME	DOB	NAME	DOB
NAME	DOB	NAME	DOB

1. Do you have any pets or animals? Yes or No If yes, please fill out a pet application and provide the most recent pet vaccination report
2. Do you smoke: Yes or No
3. In the last seven years: **(a)** have you been a defendant in an unlawful detainer (Eviction) lawsuit? Yes or No **(b)** have you ever defaulted of failed to perform any obligation of a rental agreement or lease? Yes or No **(c)** have you been convicted of or pleaded no contest to a felony? Yes or No **(d)** have filed for bankruptcy? Yes or No If you answered yes to any of the above questions please explain:

_____

ADDRESS HISTORY: (Complete residential history for 3 years. If less than 10 years at current residence, provide last two residences)
(Required) CURRENT ADDRESS:_____

CITY:_____STATE:_____ZIP:_____
OWNER / MANAGER:_____**DAY-TIME** PHONE:_____
RESIDED THERE FROM:_____MO_____YEAR **TO**_____MO_____YEAR : MONTHLY RENT: **$**_____
ANY LATE RENT:_____ANY NSF CHECKS:_____ANY NOTICES FROM MANAGEMENT: _____
REASON FOR MOVING:_____

(Required if less than 10 years) PREVIOUS ADDRESS:_____
CITY:_____STATE:_____ZIP:_____
OWNER / MANAGER:_____**DAY-TIME** PHONE :_____
RESIDED THERE FROM:_____MO_____YEAR **TO**_____MO_____YEAR : MONTHLY RENT: $_____
ANY LATE RENT:_____ANY NSF CHECKS:_____ANY NOTICES FROM MANAGEMENT:_____SECURITY DEPOSIT RETURNED: _____
REASON FOR MOVING**:**_____

(Required if less than 3 years total) PREVIOUS ADDRESS:_____
CITY:_____STATE:_____ZIP:_____
OWNER / MANAGER:_____**DAY-TIME** PHONE :_____
RESIDED THERE FROM:_____MO_____YEAR **TO**_____MO_____YEAR : MONTHLY RENT: $_____
ANY LATE RENT:_____ANY NSF CHECKS:_____ANY NOTICES FROM MANAGEMENT:_____SECURITY DEPOSIT RETURNED: _____
REASON FOR MOVING:_____

EMPLOYMENT

1. CURRENT EMPLOYER:_____**2. HR** Phone # for Employment Verification:_____
3. ADDRESS:_____
4. GROSS MONTHLY SALARY: $_____**5**. POSITION HELD:_____**6**. HOW LONG:_____
7. TEMPORARY or PERMENANT:_____**8**. FULL or PART TIME:_____**9**. NAME/TITLE OF SUPERVISOR:_____

NOTIFY IN CASE OF EMERGENCY
1. Name: _____ Phone: _____ Address: _____ City: _____ Relationship: _____
2. Name: _____ Phone: _____ Address: _____ City: _____ Relationship: _____

1. Auto: Make: _____ Model: _____ Year: _____ License plate: _____ State: _____
2. Auto: Make: _____ Model: _____ Year: _____ License plate: _____ State: _____
3. Auto: Make: _____ Model: _____ Year: _____ License plate: _____ State: _____

Documents to turn in with application [_] Copy of Government ID [_] Most recent paystub [_] Rent Ledger (Apartment addresses) [_] Assistance paper work

Applicant represents that statements made above are true and hereby authorize verification of tenancy, employment, income and references including, but not limited to, the obtaining of a credit report and agrees to furnish additional references upon request. Applicant authorizes credit sources, credit bureaus, current and previous landlords, employers and personal references to disclose to AVR Properties information that is relevant. Applicant agrees to hold harmless both AVR Properties and others providing information from any liability for verification information. Payee agrees to digital receipt for application fees paid by credit card.

X_____**Date:**_____
Signature