



Rental Application

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT

Owner/Agent does intend to request an investigative consumer 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 (NTN); PO Box 6245; Concord, CA 94524; 800.800.5602; www.ntnonline.com

If you would like a copy of the report(s) that is/are prepared, please check the box

General Verification Guidelines:

- Approximately 80% positive on credit report. Any credit problems must be explained.
- Legal and verifiable gross monthly income combined for all applicants must be approximately 3 times the rent
- Good residential history that is verifiable. Have a valid Government Issued photo ID.
- If you are renting, rental history must be verified by the property owner or the owners’ licensed manager.

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. Incomplete applications will not be acknowledged.
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, job stability, 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 \$10.75 to obtain credit reports, eviction reports and other screening reports and \$29.25 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: _____

SS # _____ FIRST _____ MI _____ DATE OF BIRTH _____ / _____ / _____ LAST _____ DL # _____ (State) _____

PHONE (Cell) _____ (Day) _____ (Night) _____

OTHER PROPOSED OCCUPANTS (LIST ALL)

Email _____

NAME	DOB
NAME	DOB
NAME	DOB

NAME	DOB
NAME	DOB
NAME	DOB

- 1. DO YOU HAVE PETS or ANIMALS? YES / NO IF YES, PLEASE FILL OUT PET APPLICATION.
- 2. Do you smoke: YES /NO_
- 3. HAVE YOU EVER BEEN A DEFENDENT IN AN UNLAWFUL DETAINER (EVICTION) LAWSUIT OR DEFAULTED (FAILED TO PERFORM) ANY OBLIGATION OF A RENTAL AGREEMENT OR LEASE? YES __/NO__ IF YES, 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

NAME	FULL ADDRESS	PH#	RELATIONSHIP
1. _____	_____	_____	_____
2. _____	_____	_____	_____

AUTO MAKE	MODEL	YEAR	LICENSE #	STATE
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____

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