

REQUIREMENTS FOR RENTING

- 1) Applications must be filled out completely and neatly. Please be very specific with employment and previous landlord's addresses. We must have street numbers and zip codes in order to qualify application for rental.
- 2) Each person who will reside in the unit 18 years of age or older, must complete an application.
- 3) Applicant should be employed at least six (6) months on present job. Name, address, and phone number of immediate supervisor are required for verification of employment and monthly income.
- 4) Monthly income should be three (3) times greater than monthly rent for house or apartment you are applying for. (Combined income if more than one applicant)
- 5) Previous landlords must be contacted. Please supply us with their name and phone number.
- 6) All applications are processed through the Experian for a credit rating. Any judgements, collections, slow pay or any credit problems, can be grounds for denying this application. Any application refused because of a credit rating problem can be verified by applicant.
Please contact EXPERIAN, P.O. BOX 2002, ALLEN, TX 75013-0036 OR 714-385-7000.
- 7) Realty Management Services does not discriminate in granting or denying rental applications with regard to race, color, age, religion, sex, marital status, national origin, or ancestry of the applicant; or with regard to the racial or ethnic composition of the neighborhood or geographic area surrounding the property; or the fact that you have in good faith exercised any right under various state and federal consumer laws. If at any time you feel that you have been discriminated against by Realty Management Services, please contact the Department of Fair Employment and Housing, 1001 Tower Way, Suite 250, Bakersfield, CA or 1-800-884-1684.

INFORMATION REQUIRED FOR SUBMITTING AN APPLICATION

- 1) \$25.00 in certified funds processing fee per adult or per married couple.
- 2) A photocopy of a valid drivers license, passport or government issued photo ID for all applicants 18 years and older.
- 3) A photocopy of a social security card, ITIN card or receipt from Social Security for all applicants 18 years and older
- 4) A photocopy of all income verification (i.e., recent pay stub, AFDC, SSI, bank statement if direct deposited, or tax returns). All income which is automatically deposited must be accompanied by 2 months bank statements and 2 paystubs or award letter.
- 5) If self employed you are required to submit 3 months bank statements and the last 2 years tax returns, you which must also include your current profit loss statement.
- 6) Upon approval the deposit and the first months rent will need to be paid within 24 hours with certified funds.
NO CASH OR PERSONAL CHECKS
- 7) Collections and/or evictions for former residency are automatic grounds for denial
- 8) Bankruptcies must be discharged for 2 years.
- 9) If identification shows maiden name, a copy of the marriage certificate must be submitted.
- 10) If you wish to have alimony and/ or child support payments included in qualifying income, it must be court ordered and a copy of the court order must be submitted with your application.
- 11) In order for student grants/loans to be included in qualifying income, you must provide copies of the awarded grant/loan paperwork.
- 12) **Co-Signers** – Not all properties allow Co-Signers. Co-Signers must be homeowners, have no credit blemishes and must meet all other requirements.

**REALTY
MANAGEMENT
SERVICES**

**300 H STREET
BAKERSFIELD, CA 93304
TELEPHONE (661)327-4496
FAX (661)324-2576
www.realtymanagement.com**

___ TENANT ___ GUARANTOR

APPLICATION FOR RENTAL

INDIVIDUAL APPLICATIONS ARE REQUIRED FROM EACH OCCUPANT 18 YEARS OF AGE OR OLDER. See Rental Requirements attached to this form prior to paying fee and/or completing this application.

Property Applying For: _____

Applicant's Last Name		First	Initial	Photo ID/Type		No. & State		Soc Sec. Number or ITIN	
Expected Move-In Date			Number of Occupants						
Do You Have Pet(s)?		How Many?		Type & Size:(Keeping of Pets requires a pet deposit and Owner's Consent)			Area Code-Cell Phone Number		
Present Address		City	State	Zip	Date In	Date Out	How Long?	Area Code-Home Phone	Own or Rent
Name & Address of Present Landlord or Mortgage Co.							Area Code-Phone		Monthly Payment/Rent
Reason for moving:									
Previous Address		City	State	Zip	Date In	Date Out	How Long?	Area Code-Phone	Own or Rent
Name & Address of Present Landlord or Mortgage Co.							Area Code-Phone		Monthly Payment/Rent
Reason for moving:									
Proposed Occupants (List All In Addition to Yourself)			Name:			Name:			
			Name:			Name:			
How many vehicles will you keep at our community? _____									
Car 1: Make				Model	Year	Color	License No.	State	
Car 2: Make				Model	Year	Color	License No.	State	
Other									
Other									
Are you currently in the military? _____									

EMPLOYMENT/INCOME INFORMATION

Applicant Employed By				Supervisor's Name			How Long Employed?		
Address		City	State	Zip	Work Phone	Position Held	Gross Income per _____		

PREVIOUS EMPLOYMENT/INCOME INFORMATION

Applicant Employed By				Supervisor's Name			How Long Employed?		
Address		City	State	Zip	Work Phone	Position Held	Gross Income per _____		

ADDITIONAL INCOME

Additional Income such as child support, alimony or separate maintenance need not be disclosed unless such Additional Income is to be included for qualification hereunder.

Amount of \$ _____ per _____ Source: _____

BANKING INFORMATION

Name of Bank or Savings & Loan		Address		City	State	Zip

Loans & Charge Accounts(including Dept. Stores, Credit Cards, Car Loans, Etc.)

Owed To	Phone Number	Address	Balance	Mo. Pymt Amount
				Mo. Pymt Amount
				Mo. Pymt Amount
				Mo. Pymt Amount
				Mo. Pymt Amount

Have you ever filed bankruptcy? _____ If yes, was it discharged: _____ When: _____

Have you ever been convicted of selling, distributing or manufacturing illegal drugs? _____

Have you ever been evicted? _____ If yes, give reason _____

Have you ever been asked to move? _____ If yes, give reason _____

Will you have liquid filled furniture? If yes, please describe: _____

In Case of Emergency Call	Relationship	Address	City	State	Zip	Area Code-Phone
In Case of Emergency Call	Relationship	Address	City	State	Zip	Area Code-Phone
Personal References:	Length of Acquaintance	Address				Area Code-Phone
Personal References:	Length of Acquaintance	Address				Area Code-Phone

APPLICANT HEREBY AUTHORIZES VERIFICATION OF ANY AND ALL INFORMATION SET FORTH ON THIS APPLICATION. INCLUDING RELEASE OF INFORMATION BY ANY BANK OR SAVINGS & LOAN, EMPLOYER (PRESENT OR FORMER), AND ANY LENDER. APPLICANT AUTHORIZES THE OWNER/AGENT TO OBTAIN REPORTS THAT MAY INCLUDE CREDIT REPORTS UNLAWFUL DETAINER (EVICTION) REPORTS, BAD CHECK SEARCHES, SOCIAL SECURITY VERIFICATION, FRAUD WARNINGS, EMPLOYMENT HISTORY AND PREVIOUS TENANT HISTORY. ALL SUCH INFORMATION HEREON AND RELEASED AS AUTHORIZED ABOVE, WILL BE KEPT CONFIDENTIAL. APPLICANT REPRESENTS THAT THE INFORMATION SET FORTH ON THIS APPLICATION TRUE AND COMPLETE. MATERIAL MISSTATEMENTS OR MISREPRESENTATIONS ON THIS APPLICATION WILL CONSTITUTE A DEFAULT UNDER THE LEASE R RENTAL AGREEMENT BETWEEN THE PARTIES.

Owner/Agent will required a payment of \$ _____, which is to be used to screen Applicant. The amount charged is being itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ _____
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ _____
3. Total fee charged \$ _____

The undersigned is applying to rent the premises designated as : Apt. No. _____ Located at _____

The rent for which is \$ _____ per _____. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay

all sums due, including required security deposit of \$ _____, before occupancy. Applicants who are approved to have a pet or rent a property with a pool will be required to purchase a

renter's insurance policy in the amount of \$ _____ (or) \$ _____, add Realty Management Services as additionally insured on the policy, submit proof of coverage prior to

occupancy and maintain said policy for the duration of their residency. Additionally they will be required to pay an additional deposit for the pet(s) in the amount of \$ _____ prior to occupancy

DATED: _____

Signature of Applicant: _____