

Must be turned in with application

Dear Rental Applicant,

Thank you for looking at the home our office has listed for rent. Our office manages property for a variety of owners, each of which might have different qualifying standards. We take all applications in the order received. If you want to apply for the rental please make out **two separate checks**:

Please note. Real Estate Depot requires that the tenant(s) view the prospective rental prior to application submission. Tenant should assume that rental will be provided in the same condition that it is viewed in unless specified otherwise in writing.

Application Fee – Non-Refundable made payable to **Tri Valley Real Estate Depot, Inc.**

- **\$40.00** for each applicant including Co-signers and co-applicants. This is for a credit check(s) and administration fees.
- **\$50.00** for married couple. This is for a credit check(s) and administration fees.

Good Faith Deposit - This is to hold the rental for you while we process your application.

- **\$100.00 made payable to Real Estate Depot Trust.** If your application is denied, your deposit will be returned to you. If your application is accepted, this deposit will be applied to your first months rent. If you tell us, after you are accepted, that you are no longer interested in the rental, then your deposit will be forfeited. Do not submit an application unless you are sure you want the home. Upon turning in your application we require a copy of your Drivers License or State Identification card.

Cash Policy: We do **NOT** accept cash for security deposits, rent, application fees, late rents, etc.

Possession: Possession must be taken within two weeks of the application submission date or within 7 days of the existing tenants move out, whichever is longer.

Rental Requirements

- Applicants must be at least 18 years old
- No smoking will be allowed inside unit
- Legal and verifiable household income of at least 2.5 times the monthly rental rate
- Normal Security Deposit is \$100.00 more than the rental you choose. Additional deposit up to 2 times the rent may be required for poor credit, or inadequate income.
- Tenant(s) is responsible for maintaining the yard, front and back unless otherwise stated in the Rental Agreement.
- You do not have an Agreement unless your Rental Agreement has been signed by you and approved and signed by the Property Manager or Broker.

Other:

- ▲ Generally speaking, tenants are required to pay for all utilities unless otherwise noted in lease.

It is very important you complete the application fully with the correct information. We can normally let you know within the same day or the following morning if you are approved. If you are accepted for the rental, you will need to make arrangements to come to the office within 48 hours to sign the rental agreement and bring \$400.00 or 40% of the rent which ever is greater as a deposit which will be applied toward rent. These additional funds and all other move-in money must be in the form of a cashiers check or a money order. In the event your additional rent deposit has not been received by our office within 48hours of approval you will be risking loss of the rental and the loss of all monies deposited.

I, have read and understand this document.

Signature

Date

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 (check one) ___ tenant, ___ tenant with co-tenant(s) or ___ guarantor/co-signer

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) 1. Driver's License No. _____ State _____ Expires _____

2. Social Security No. _____

D) Phone Number: Home _____ Work _____ Other _____

E) Email _____

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

G) Pet(s) (number and type) _____

1. Is Animal required due to disability? ___NO ___YES

2. With an acceptable pet the security deposit is an additional \$500 per accepted pet (picture of pet for our file is required), Must be approved in writing by the Owner. These dogs are not allowed in our rentals due to insurance purposes; German Shepard, Rottweiler, Doberman Pincher and Pit Bull (also known as American Staffordshire Terrior, American Bulldog, American Pitbull Terrior, etc).

H) Auto: Make: _____ Model: _____ Year: ___ Plate #: _____ State: ___ Color: _____

Other vehicle(s): _____

I) In case of emergency, person to notify _____ Relationship _____

Address _____ Phone _____

J) Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? ___NO ___YES

If yes, explain _____

K) Has applicant ever willfully and intentionally refused to pay any rent when due? ___NO ___YES

If yes, explain _____

L) Has applicant ever been convicted of a misdemeanor or felony other than traffic or parking violation? ___NO ___YES

If yes, explain _____

M) Has applicant ever been a current illegal abuser or addict of a controlled substance? ___NO ___YES

If yes, explain _____

N) Has applicant ever been convicted of the illegal manufacture or distribution of a controlled substance? ___NO ___YES

If yes, explain _____

RESIDENCE HISTORY

Current address _____

City/State/Zip _____

From _____ to _____

Name of Landlord/Manager _____

Landlord/Managers phone _____

Do you own this property? ___NO ___YES

Reason for leaving current address _____

Previous address _____

City/State/Zip _____

From _____ to _____

Name of Landlord/Manager _____

Landlord/Managers phone _____

Do you own this property? ___NO ___YES

Reason for leaving current address _____

EMPLOYMENT HISTORY

Current employer _____

Current employer address _____

From _____ to _____

Supervisor _____

Supervisor phone _____

Employment gross income \$ _____ per _____

Other income _____

Previous employer _____

Previous employer address _____

From _____ to _____

Supervisor _____

Supervisor phone _____

Employment gross income \$ _____ per _____

Other income _____

CREDIT INFORMATION:

Name of Creditor: _____ Last 4 Acct# _____ Monthly Payment: _____ Balance Due: _____
Name of Creditor: _____ Last 4 Acct# _____ Monthly Payment: _____ Balance Due: _____

BANK INFORMATION:

Bank: _____ Last 4 Acct# _____ Type of Acct. _____ Acct. Balance: _____
Bank: _____ Last 4 Acct# _____ Type of Acct. _____ Acct. Balance: _____

PERSONAL REFERANCES:

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

NEAREST REALATIVES:

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

Applicant understandstand 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 receive more than one application for the Premises and, will select the best qualified applicant, and (iii) Applicant will provide copy of driver's license or other acceptable identification upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Real Estate Depot 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 limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, and employment and tenant history. Applicant further authorizes Real Estate Depot to disclose information to prior or subsequent owners and/or agents with whom applicant has had, or intends to have, a rental relationship.

If application is not fully completed and the application is receive without the full screening fee: (i) the application will not be processed, and (ii) the application and any portion of the screening fee will be returned.

Applicant _____ **Signature** _____ **Date** _____

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

Application may be denied for any of the following reasons:

- False information on the application
- Incomplete or unsigned rental application
- individual combined average credit score of less than 600
- Less than three items of credit (little to no credit history).
- Household income is insufficient to cover 2.5 times rent
- Credit report contains active collections, bankruptcies, judgments, or liens.
- Two or more "60-Days late" on credit report
- Any foreclosures, current dispute with landlords or prior evictions.
- Unfavorable rental references.
- Unverifiable employment or income.
- Tenant has been convicted of a serious crime.
- Expressing hostility, demonstrating abusive behavior or language with management staff during application processing.

(_____) **Please Initial**