



1035 Jefferson Blvd Suite B, Sacramento, CA 95691 | Work: (510) 500-6937

RENTAL REQUIREMENTS

INCOME and CREDIT HISTORY:

Gross income 2 times the monthly rent to qualify plus acceptable landlord and credit references – **NO EVICTIONS, NO SECTION 8** Direct ALL questions about your credit history to a property manager or leasing agent that is listed on the desired property.

RENTAL HISTORY:

1. Owner/Manager name – Please indicate if the reference name(s) is the manager or owner, and provide current phone number(s)
2. Address and apartment number(s) on application
3. Let us know if this property is a house, duplex, condo, apartment, etc.

NECESSARY PAPERS:

1. Copy of Picture ID (CA Drivers Lic. Preferred)
2. Copy of Social Security Card
3. Last Year's W-2
4. 2 Most Recent Pay-stubs or Proof of Income, Self-Employed 2 years income tax return and current bank statement.

APPLICATIONS WILL BE REVIEWED ON THE BASIS OF:

1. Verifiable Income
2. Longevity of employment
3. Present and past rental history
4. Banking and credit information

PROCESSING FEE:

Application Fee is \$37.00 per individual (18 and over) **Application Fees are NON-REFUNDABLE**

PET POLICY:

When pets are considered for a property, they will be approved at the sole discretion of the property management company, and can be excluded for whatever reason is deemed appropriate. Extra deposit will be asked per pet.

APPLICATION PROCESS & RENT PAYMENTS

Filling all the blanks permits us to process your application faster. Each adult 18 & over must submit a completed rental application.

All pertinent documentation **MUST** be submitted with each application.

Please allow up to 48 to 72 hours for application to be processed.

All questions about property needed to be directed to the appropriate agent. All rent payments must be received by the 3rd of every month and must be made in check, money order, or direct deposit.

Applicants with a credit score of 600-670 may be conditionally approved. If the credit score is less than 600 may require a qualified co-signer and/or a double security deposit. Credit score is less than 500 will not be approved.

ALL PROPERTIES ARE ON ONE-YEAR LEASE unless stated otherwise.

Print Name: _____

Applicant has read and agrees to the above: _____

Signature



1035 Jefferson Blvd Suite B, Sacramento, CA 95691 | Work: (510) 500-6937

RENTAL APPLICATION & INFORMATION RELEASE FORM

PROPERTY ADDRESS OF RESIDENCE YOU ARE APPLYING TO RENT: _____

PROPOSES MOVE IN DATE: _____ RENT PER MONTH IS \$ _____

EACH APPLICATIONT MUST COMPLETE A SEPARATE APPLICATION

APPLICANT'S NAME: _____ BIRTHDATE _____

SOCIAL SECURITY # _____ DRIVERS LIC. # _____

HOME:(_____) _____ WORK:(_____) _____ MOBILE: (_____) _____

EMAIL _____

NAMES OF PEOPLE WHO WILL BE LIVING AT THIS ADDRESS

Name	Social Security #	Date of Birth	Relationship

RESIDENCE INFORMATION

PRESENT ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

CURRENT RENT \$ _____ FROM _____ TO _____

REASON FOR LEAVING _____ LANDLORD /MANAGER NAME _____

PHONE # (_____) _____ FAX: (_____) _____

PREVIOUS RESIDENCE INFORMATION

PREVIOUS ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

PREVIOUS RENT \$ _____ FROM _____ TO _____

REASON FOR LEAVING _____ LANDLORD /MANAGER NAME _____

PHONE # (_____) _____ FAX: (_____) _____

EMPLOYMENT INFORMATION

(Applicants need to provide previous employer information if at current employer less than 1 yr)

NAME OF EMPLOYER _____

EMPLOYER'S ADDRESS _____ PHONE # (_____) _____

SUPERVISOR'S NAME _____ DEPT _____ PHONE # (_____) _____

LENGTH OF EMPLOYED _____ YRS. _____ MONTH _____ JOB POSITION _____

MONTHLY INCOME \$ _____ ANY ADDITIONAL INCOME \$ _____
SOCIAL SECURITY _____ PENSION/RETIREMENT _____ CHILD SUPPORT _____
OTHER INCOME _____

PREVIOUS EMPLOYER INFO

PREVIOUS EMPLOYER'S ADDRESS _____ MONTHLY INCOME \$ _____
SUPERVISOR'S NAME _____ DEPT _____ PHONE # (____) _____
LENGTH OF TIME EMPLOYED _____ YRS. _____ MONTHS _____ POSITION _____

BANKING INFORMATION

NAME OF BANK/ CREDIT UNION _____ BRANCH OF ADDRESS _____
CHECKING #: _____ APPROX. BAL. _____ SAVINGS #: _____ APPROX. BAL. _____

PERSONAL REFERENCES

Name	Address & City	Phone	Time Known	Relationship

IN CASE OF EMERGENCY CONTACT:

NAME _____ PHONE # (____) _____ EMAIL: _____
ADDRESS _____ RELATIONSHIP _____

VEHICLES OWNED

AUTO LIC.PLATE # _____ STATE _____ MAKE _____ YEAR _____
AUTO LIC.PLATE # _____ STATE _____ MAKE _____ YEAR _____

ADDITIONAL INFORMATION

1. Have you ever had any credit problems? ☐ Yes ☐ No
2. Have you ever had an unlawful detainer filed against you? ☐ Yes ☐ No
3. Have you ever been evicted for non-payment of rent or for any other reason? ☐ Yes ☐ No
4. Have you ever filed for bankruptcy? ☐ Yes ☐ No
5. Have you ever been convicted of a felony? ☐ Yes ☐ No If yes: What _____ When _____
6. Do you have any pets? ☐ Yes ☐ No If yes: How many? _____ Type & Breed _____
Name _____ Color _____ Height _____ Weight _____ Age _____ Gender _____ Licensed? _____
Spayed / Neutered _____ Indoor _____ Outdoor _____ Shots Current? Yes _____ No _____
7. Will you be using any water-filled furniture (including aquariums) in your residence? ☐ Yes ☐ No
8. Have you ever used other names? ☐ Yes ☐ No If yes: How many? _____ List: _____
9. Do you carry renter insurance? ☐ Yes ☐ No Company name _____ Policy # _____

The Applicant Warrants that all information contained herein is true, and hereby authorizes the release of this information for the purpose of a credit check.

Date: _____
APPLICANT NAME

SIGNATURE



1035 Jefferson Blvd Suite B, Sacramento, CA 95691 | Work: (510) 500-6937

Authorization and Release From

I hereby authorize **HM & Associates** and/or any Credit Information Services to obtain information concerning my past credit, and/or tenant-landlord history now or anytime in the future. I hereby authorize verification of employment and income sources and references including, but not limited to, landlords, public or privately owned utilities, current or past creditors, governmental housing agencies, and/or other credit reporting agencies to release any information to **HM & Associates** concerning my/our past credit and/or tenant-landlord history. I hereby release any of the above sources, their officers, agents, or employees from any liability for damages of whatsoever kind or nature whether caused by negligence or otherwise which may at any time result to me/us by reason of compliance with the above mentioned inquiry which may include the answering of specific questions and the giving of any information concerning my/our past records. I understand that providing false or inaccurate information is grounds for rejection and a breach of any lease.

APPLICANT NAME

DATE

SIGNATURE