Southern California Real Estate Management, Inc 26639 Valley Center Drive, Suite 108 Santa Clarita, CA 91351-2369 DRE License # 00969557 Office – (661) 255-7600 Fax – (661) 255-8012

APPLICATION TO RENT/LEASE RESIDENTIAL REAL PROPERTY

<u>All</u> Persons 18 and older are required to submit an application.

Please complete ALL fields. (One Application Per Adult)

Property Applying for:	1 st Choice 2 nd Choice 3 rd Choice
Date you are willing to start a lease: Lease term you are willing to sign: 1 Year	☐ Month to Month ☐ Other
	property: Yes No and I ACCEPT IT IN THE CONDITION I VIEWED IT or I am ne as a condition of my acceptance of the property:
SCREM does not guarantee propert	y owners will comply with all requests.
Do you intend to operate a business	from your residence? No YesExplain:
Do you have any RV vehicles, trailer If YesPlease list vehicles & weight Does your vehicle have tool racks an	rs, boats, or TRUCKS OF ANY KIND that you intend to keep at the rental property? No Yes :
Do you have any negative credit or e	evictions that you want to explain prior to a credit check? No YesExplain:
Do you or any other persons intendi Are they willing to only smoke outsi	ng to occupy the property smoke? □ No □ Yes de? □ No □ Yes
Provide a recent pay stub with your income documentation may be requ	application, or if you are self employed, please provide current income documentation. Additional ested (i.e.; bank statements, income tax statements, etc)
☐ <u>I am NOT</u> requesting a copy Or	of my credit report.
	credit report and have included and extra \$5. will be mailed to your present address as listed on your application).
APPLICATION SCREENING FEE COPY OF CREDIT REPORT: \$5.0	
All application processing fees are d sufficient time has passed for your c	eposited into our bank upon receipt. If your application is not processed, refunds will be issued after heck to clear.
HAVE SELECTED AT LEAST ONE PI IF MORE THAN ONE APPLICATION	OT AVAILABLE ON A FIRST COME FIRST SERVED BASIS. APPLICATIONS ARE PROCESSED IF YOU ROPERTY, THE PROPERTY IS AVAILABLE, ANOTHER APPLICANT IS NOT BEING PROCESSED AND IS RECEIVED YOURS IS CHOSEN TO PROCESS. ALL APPLICATIONS FOR THE SAME PROPERTY DUCIARY RESPONSIBILITY IS TO THE OWNER OF THE PROPERTY.
Pursuant to Section 290.46 of the Pe www. meganslaw.ca.gov	nal Code, information regarding sex offenders is made public via the internet at
OFFICE USE ONLY:	
APP. FEE RECEIVED \$	CASHCHECK

I. D. CHECKED

LOGGED IN

DATE RECEIVED

APPLICA	ANT'S PERSO	NAL DAT	ГА:											
() Your Home	r Home Phone () Your Work Phone					Your Cell Phone Email Address								
Full Name: FIRST MI		DLE	LE LAS		JR, SR, II, etc			Driver	License #	State				
									Bir	th Date				
All other na you have be	mes by which en known:													
OTHER PI	ERSONS TO OCC	UPY THE	PROPERTY	Y: (Includ	le ALL adu	ilts and	minors)							
	Full Name			Relationship			rth Date		Occupation					
RESIDENC	CE HISTORY: (L Street Address	ist ALL resi	dences for at			ART W	VITH PRESEN	T RESIDEN		ndlord Name &				
			City		State	Date III		or Mortgage		Phone #				
Present														
Past Past														
Past														
EMPLOYM	IENT/INCOME I								Start					
	Name C				Pho	ne		Position or Occupation		Monthly Wage				
Current			Address						Date					
Current 2 nd Job														
Past														
Alimony/ Child Support														
Retirement/ Social Security														
Investments														
BANKING	INFORMATION	:							1					
Bank, S	& L or CU Name	Bi	Branch		Phone		Account Number		Opened	Present Balance				

PERSONAL REFERENCES:	(Not Related)								
Full Name	Relationshi (i.e. Friend, Empl	1	Addı	ress	Phone #	Phone # 2			
	(i.e. Friend, Empi	loyer)							
NEAREST RELATIVE: (Not I	Living With You)								
Full Name	Relationshi	р	Addı	ress	Phone #		Phone # 2		
	(Parent, son/daug	ghter)							
IN CASE OF EMERGENCY N	IOTIFV.								
Full Name	Relationshi	hip Address			Phone #		Phone # 2		
AUTOMOBILES: Make	N	Model		Year	License Number	Incu	rance (C_{0}	
Make	1	riouei		1 cai	License Number	Insurance Co.			
ACTIVE CREDIT ACCOUNT	S•								
Creditor Creditor	5.	Year			Creditor		Year		
		Opened					Opened		
							 		
							+		
						Г	Yes	No	
HAS ANY CIVIL JUDGMENT BEEN E	NTERED AGAINST YOU	J FOR THE COLL	ECTION	OF A DEBT	IN THE PAST 10 YEARS?				
DO YOU HAVE OR INTEND TO HAVE			RENTAL U	UNIT?					
DO YOU HAVE OR INTEND TO HAVE									
HAVE YOU FILED FOR BANKRUPTO HAVE YOU EVER BEEN EVICTED OF			ASON9				<u> </u>	ㅏ뷰	
HAVE YOU OR DO YOU INTEND TO				RCOTICS IN (OR ABOUT YOUR RESIDE	NCE?		+H	
HAVE YOU EVER BEEN CONVICTED							Ħ	╅	
IF ANY QUESTION ABOVE HAS BEE	N ANSWERED "YES", P	LEASE EXPLAIN	I:						
HOW DID YOU HEAR ABOUT THIS V	ACANCY?		IF ACC	EPTED, HOW	LONG DO YOU EXPECT	TO STAY?			
				,					
The undersigned Applicant hereby	offers to rent/lease real	property describ	and harai	n as THE DD	ODEDTV				
Applicant has no rights to said proper						on.			
A non-refundable credit check fee of	\$25.00 to process this A	Application will l	be given	by Applican	t to Agent when this Appli	ication is tur	ned in f	or	
processing. Applicant represents all information:	in this Application to be	true and accurat	te and au	thorizes Age	ent and its employees to ve	rify said info	ormation	n in	
person, by mail, phone, fax, or otherw	wise, to help determine	Applicant's renta	al, credit,	financial an	d character standing. Appl	licant hereby	release	s Agent,	
its employees, and all other firms or j									
said information and further, will definformation are hereby authorized to									
doing, will be acting on Applicant's l	behalf at Applicant's rec	quest and will be							
reproduction of this Authorization sh	all be as effective as the	original.							
	X				-			_	
Dated	Applicant's Sign	nature			Applicant's Name (PR	(INTED)			

When you are approved for a property you must sign your lease within 48 hours of your approval or you may lose your priority position and the owner may have us process any back-up applications.

At your lease signing, you will need to bring a cashiers check or money order (NO CASH or personal checks) for the Security Deposit plus the rent or prorated rent amount payable to Southern California Real Estate Management, Inc. or S.C.R.E.M. Inc.

Property Showing Policy & Application Processing Procedures

- The properties we show are currently for rent or lease.
- We continue to show a property until a rental agreement/lease is executed.
- Once an applicant is approved we will inform any other applicants and anyone with an appointment to see that property or who inquires about that property, that we have an "Approved Applicant".
- You may submit an application as a back up in case an approved applicant withdraws or an application is in process. We recommend you provide two or three choices of properties on your application.
- If a property is rented to someone else, you may still apply for another property. You do not have to fill out a new application, just inform us what other property you would like to apply for now.
- Applications and credit reports are good for 45 days.
- An application will not be processed if it is incomplete or if co-applicants have not submitted their applications or if fees have not been paid.
- If there are co-applicants on your application, agent is only responsible for contacting one applicant. Applicants are responsible for communicating with each other and advising agent of their decisions.
- The decision to approve or decline an applicant based on applicant's qualifications is the property owner's.
- Current SCREM tenants: You will need to fill out a new application. If your rental history is excellent (No late payments or NSF checks), we will waive your application fee. However, if you would like a copy of your credit report, the \$5.00 fee is required.
- SCREM supports Equal Housing Opportunity. We do not discriminate in the rental of dwellings based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

Security Deposit Policy

- We collect the first rental payment and the security deposit in advance. If your lease starts on a day other than the first, your initial rental payment will be more or less than one months rent (prorated).
- We do not collect a "last months rent" in advance.
- We require a MINIMUM Security Deposit equal to one months rent.
- The MAXIMUM Security Deposit is equal to twice the rent amount (unfurnished properties).
- If you have pet(s), your Security Deposit will be higher.
- If you have had or have credit problems, have no credit history, no rental history or a bankruptcy your Security Deposit may be higher than the minimum.
- If you have not been on your job for very long or your income stability is unknown, your Security Deposit may be higher.
- Your Security Deposit is fully refundable based on the condition of the property and any unpaid charges at the time you move
 out, pursuant to Civil Code Section 1950.5.