

Rental Application

APPLICANT PERSONAL INFO

PLEASE PRINT CLEARLY

| | |
|--------------------------------------|--|
| First name | |
| Middle name | |
| Last Name | |
| Alias/Middle Name | |
| Date of Birth | |
| Social security # | |
| Home Phone | |
| Work Phone | |
| Cell Phone | |
| Email | |
| Drivers License # and State of issue | |

State or Military ID may be substituted for Driver's License #

LIST ALL OUTSTANDING DEBTS

(INCLUDING ALL MINIMUM MONTHLY PAYMENTS)

| Payable to/for | Monthly Amount |
|----------------|----------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

EMPLOYMENT HISTORY

| | |
|-------------------------|--|
| Present Employer | |
| Address | |
| City | |
| State and Zipcode | |
| Phone | |
| Your job title | |
| Dates of Employment | |
| Supervisor's Name | |
| Gross Monthly Pay | |

| | |
|--------------------------|--|
| Previous Employer | |
| Address | |
| City | |
| State and Zipcode | |
| Phone | |
| Your job title | |
| Dates of Employment | |
| Supervisor's Name | |
| Gross Monthly Pay | |

ADDITIONAL INCOME

| Source of Income | Monthly Amount |
|------------------|----------------|
| | |
| | |
| | |

BANK ACCOUNTS

| Kind | Bank Name/Branch | Bank Phone | Account # |
|----------|------------------|------------|-----------|
| Checking | | | |
| Savings | | | |
| Other | | | |
| Other | | | |

MOUNTAIN OAKS CONDOS

YOUR RENTAL HISTORY

| | | | |
|--------------------------|--|--------------------------------------|---|
| Present Address | | Landlord/Manager | |
| City | | Landlord Phone | |
| State and Zipcode | | Relationship (choose one) | <input type="checkbox"/> Professional |
| Date In | | | <input type="checkbox"/> Friend |
| Date Out | | | <input type="checkbox"/> Relative _____ |
| Reason for Moving | | | |

| | | |
|--|------------------------------|-----------------------------|
| Have you given legal notice (that you are moving) to your present landlord? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|--|------------------------------|-----------------------------|

| | | | |
|---------------------------|--|--------------------------------------|---|
| Previous Address 1 | | Landlord/Manager | |
| City | | Landlord Phone | |
| State and Zipcode | | Relationship (choose one) | <input type="checkbox"/> Professional |
| Date In | | | <input type="checkbox"/> Friend |
| Date Out | | | <input type="checkbox"/> Relative _____ |
| Reason for Moving | | | |

| | | | |
|---------------------------|--|--------------------------------------|---|
| Previous Address 2 | | Landlord/Manager | |
| City | | Landlord Phone | |
| State and Zipcode | | Relationship (choose one) | <input type="checkbox"/> Professional |
| Date In | | | <input type="checkbox"/> Friend |
| Date Out | | | <input type="checkbox"/> Relative _____ |
| Reason for Moving | | | |

| | |
|---|--|
| Please list other states or countries where you have lived during the last 5 years | |
|---|--|

| | |
|--------------------------|---------------------------|
| EMERGENCY CONTACT | PERSONAL REFERENCE |
|--------------------------|---------------------------|

| | |
|---|-------------------------------------|
| OTHER THAN SOMEONE WHO WILL BE LIVING WITH YOU | OTHER THAN EMERGENCY CONTACT |
| Name | Name |
| Relationship | Relationship |
| Phone | Phone |
| Address | Address |
| City | City |
| State and Zipcode | State and Zipcode |

| | |
|--------------------------|--------------------------|
| Name | Name |
| Relationship | Relationship |
| Phone | Phone |
| Address | Address |
| City | City |
| State and Zipcode | State and Zipcode |

MOUNTAIN OAKS CONDOS

| | | |
|---|------|------|
| Proposed Occupants: List all in addition to yourself | Name | Name |
| | Name | Name |
| | Name | Name |

VEHICLES

| | | | |
|------------------------|--------------|---------------|------------------------|
| Vehicle #1 Make | | | |
| Model: | Year: | Color: | License#/State: |
| Vehicle #2 Make | | | |
| Model: | Year: | Color: | License#/State: |
| Other vehicles: | | | |

| | |
|--|--|
| Will you have a water bed? <input type="checkbox"/> Yes <input type="checkbox"/> No | Will you have pets? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| How did you hear about this rental? | <input type="checkbox"/> Craigslist <input type="checkbox"/> Newspaper <input type="checkbox"/> AHRN.com <input type="checkbox"/> Friend/Neighbor <input type="checkbox"/> Other _____ <input type="checkbox"/> Signage |

BACKGROUND INFORMATION

| | | |
|--|------------------------------|-----------------------------|
| 1. Have you ever been evicted for non-payment of rent? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Have you ever been evicted for any reason? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Have you ever had a judgment filed against you for non-payment of rent or damages to a rental unit? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Have you ever been convicted of a misdemeanor? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. Have you ever been convicted of a felony? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. Have you ever received a 30-day notice from a landlord/manager? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Have you ever filed for bankruptcy? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Have you ever been convicted of selling, distributing or manufacturing illegal drugs? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request. applicant consents to allow Owner/Agent to disclose tenancy information to previous or subsequent Owners/Agents.

Owner/Agent will require a payment of \$25.00, which is to be used to screen Applicant with respect to credit history and other background information. The amount charged is itemized as follows: 1.) Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports, \$15.00, 2) Cost to obtain, process and verify screening information (may include staff time and other soft costs), \$10.00.

The undersigned is applying to rent: 2305 Cheim Boulevard, Marysville Ca 95901 Unit # _____

The rent for which is \$ _____ per month. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including a security deposit of \$ _____ before occupancy.

_____ **Date**

_____ **Applicant (signature required)**

As a member of the California Apartment Association, we agree to abide by the following provisions of this

Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy.
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering".
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.

MOUNTAIN OAKS CONDOS

RENTAL POLICIES AND CRITERIA FOR RESIDENCY

APPLICATION DOCUMENTS

1. All proposed occupants over 18 years of age are required to complete an application, pay the required fee and sign the Rental Agreement.
2. A non-refundable application/credit report fee of \$25 per applicant is required at application submittal. An application is not deemed submitted for consideration until the fee is paid.
3. A photo identification card is required of each applicant and a copy of I.D. must accompany the application.
4. A copy of the applicant's most recent paycheck stub is requested at application submittal.
5. Inaccurate or falsified information will be grounds for denial of the application.

EMPLOYMENT/INCOME CRITERIA

1. Twelve months of verifiable employment/income will be required.
2. Self-employed applicants may be required to submit last year's tax returns to verify income.
3. Monthly income should be equal to three times the stated rent amount, and must be from a verifiable, legal source.

RENTAL CRITERIA

1. Twelve months of verifiable contractual rental history from a current third party landlord or home ownership is required.
2. Ten (10) years eviction-free history is required.
3. Three or more "3-Day" Notices within one year will result in denial of the application.
4. Three or more "NSF's" (non-sufficient funds returned checks) within one year will result in denial of the application.
5. Rental history reflecting past due and unpaid rent will be denied.

CREDIT CRITERIA

1. Negative, adverse or insufficient credit showing on consumer credit report may require additional security deposits and/or a requirement for a Guarantor (co-signer).
2. If a Guarantor is required due to insufficient rental, income or credit history, the Guarantor will be subject to the same Income and Credit Criteria as the applicant.
3. Three or more unpaid collections (not medical related) will result in denial of your application.
4. Monthly obligations and outstanding debts will be taken into consideration when calculating a debt plus rent to income ratio.
5. You may dispute negative information from a credit report and provide additional information or submit a letter of explanation.

GENERAL STATEMENTS

1. More than one (1) application can and will be accepted for the same residence.
2. In the event more than one application is accepted for a unit, the best qualified applicant(s) meeting the rental criteria will be offered the unit.
3. Occupancy is based on the number of bedrooms in a unit. The general rule of thumb for occupancy of any unit is 2 occupants per bedroom plus one.
4. Pets are not allowed. Residents keeping a pet in violation of the Rental Agreement and without management approval may be liable for the replacement cost of flooring if it is deemed that pet odor and urine have contaminated the flooring.
5. Exceptions may be made to the Employment, Income, Rental, and Credit History Criteria on a case-by-case basis with management approval. In the event an exception is granted, an increased security deposit or a Guarantor (co-signer) may be required.

KAREX
Property Management Services

P.O. Box 1321 • Paso Robles, California 93447 • (805) 239-1739

RENTAL APPLICANT REFERENCE AUTHORIZATION

From Owner/Agent: Karex Property Management
PO Box 1321
Paso Robles CA 93447
805-239-1739 805-239-9088, fax

Information provided in response to the Release of Information Request may be used solely for the purpose of evaluating the applicant for rental housing.

Authorization by Rental Applicant for Release of Information

I have applied to Karex Property Management for rental housing.

I hereby authorize the release of the information requested on this attached Reference Request to the Owner/Agent listed above. I hereby acknowledge that the owner/Agent can make copies of this executed page in order to obtain the information requested.

Applicant Name _____ Phone # (____) _____

Signature _____ Date _____