

APPLICATION TO RENT

Tenant
 Guarantor

(all sections must be completed)

Individual applications required from each occupant 18 years of age or older.

LAST NAME	FIRST NAME	MIDDLE NAME	SOCIAL SECURITY NUMBER
OTHER NAMES USED IN THE LAST 10 YEARS		WORK PHONE NUMBER	HOME PHONE NUMBER ()
DATE OF BIRTH	EMAIL		MOBILE/CELL PHONE NUMBER ()
DRIVER'S LICENSE NO.	EXPIRATION	STATE	OTHER ID
1 PRESENT ADDRESS		CITY	STATE ZIP CODE
DATE IN	DATE OUT	OWNER/AGENT NAME	OWNER/AGENT PHONE NO. ()
REASON FOR MOVING		CURRENT RENT	\$ / Month
2 PREVIOUS ADDRESS		CITY	STATE ZIP CODE
DATE IN	DATE OUT	OWNER/AGENT NAME	OWNER/AGENT PHONE NO. ()
REASON FOR MOVING			
3 NEXT PREVIOUS ADDRESS		CITY	STATE ZIP CODE
DATE IN	DATE OUT	OWNER/AGENT NAME	OWNER/AGENT PHONE NO. ()
REASON FOR MOVING			

PROPOSED OCCUPANTS	NAME	NAME
LIST ALL IN ADDITION TO YOURSELF		

WILL YOU have pets?	DESCRIBE	WILL YOU HAVE liquid-filled furniture?	DESCRIBE
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am am not a member of the Armed Forces (including the National Guard and Reserves).

A	Present occupation or source of income	Employer name
	How long with this employer	Supervisor's Phone # ()
	Name of your supervisor	Employer address
B	Prior occupation	Employer name
	How long with this employer	Supervisor's Phone # ()
	Name of your supervisor	Employer address

Current gross income \$	PER	Check One	<input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year	Please list ALL of your financial obligations below and on following page
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Name of your bank	Branch or Address



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Name of creditor	Address	Phone Number	Mo. pymt. amt.
		()	
		()	
		()	
		()	
		()	
		()	

In case of emergency, notify:	Address: Street, City, State, Zip	Relationship	Phone
1.			()
2.			()
Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation
1.			()
2.			()

Automobile: Make _____ Model _____ Year _____ License # _____

Automobile: Make _____ Model _____ Year _____ License # _____

Other motor vehicles: _____

Have you ever filed for bankruptcy? _____ Have you ever been evicted or asked to move? _____

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

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 \$ _____, 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 \$ _____
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ _____
3. Total fee charged (cannot exceed \$30 per applicant, which may be adjusted annually with the CPI as of 1-1-98)\$ _____

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 agreement or lease, the applicant shall pay all sums due, including required security deposit of \$ _____, before occupancy.

Date _____
Applicant (signature required)

CALIFORNIA APARTMENT ASSOCIATION CODE FOR EQUAL HOUSING OPPORTUNITY

The California Apartment Association supports the spirit and intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin.

The California Apartment Association reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public.

Therefore, as members 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.



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Representation & Consent and Authorization

NOTICE TO APPLICANT OF CREDIT AND CRIMINAL BACKGROUND SCREENING AND AUTHORIZATION TO OBTAIN CREDIT REPORTS.

IMPORTANT- PLEASE READ CAREFULLY: This notice is to inform you that if your application is considered for the rental of a dwelling unit, Ardenbrook, Inc. (the "Company") will be conducting credit and criminal background screening. This screening may include obtaining a consumer credit report/investigative consumer credit report, in whole or in part, for the purpose of evaluating your application to rent a dwelling unit. A consumer credit report contains information obtained from consumer credit reporting agency bearing on your creditworthiness, credit standing, or credit capacity. An investigative consumer credit report may contain information obtained from public records, the internet, interviews with family, friends, associates, neighbors, or anyone else who may have information about you, bearing on your creditworthiness, credit standing, credit capacity, character, general reputation, personal characteristics and mode of living.

I, _____, the undersigned represent as a true correct statement that I do not have a record of felony conviction(s) within the past 5 years.

The undersigned, hereby authorize, **Ardenbrook, Inc.** as prospective landlord or property manager for the landlord, and or **National Tenant Network**, as screening agency for the landlord, to seek and obtain any information pertinent to the undersigned's credit history, tenancy history, employment history, and/or criminal history, if any, for purposes of obtaining and/or verifying information sought by the landlord/employer pertinent to the undersigned's suitability and acceptability as a tenant/employee of the landlord/employer.

Further, I expressly consent to the release of any and all information requested of any creditors, credit reporting agencies, landlords, employers, and/or criminal agencies subsequently contacted by **Ardenbrook, Inc./National Tenant Network** for purposes of obtaining and/or verifying said information, and hereby hold the landlord, property manager for the landlord, National Tenant Network, and any responding parties harmless of liability for the seeking and providing any such information contained in or pertinent to my tenancy application.

I also acknowledge receipt of the **"SUMMARY OF YOUR RIGHTS UNDER FEDERAL AND CALIFORNIA LAW REGARDING CONSUMER CREDIT REPORTS AND INVESTIGATIVE CONSUMER CREDIT REPORTS."** The consumer credit reporting agency/ investigative consumer credit reporting agency preparing any report and conducting and investigation is: **NATIONAL TENANT NETWORK**, PO Box 1145 Lafayette, CA 94549, Telephone 1-800-800-5602. Its files are available for review in person, by certified mail or telephonically, with proper identification. A copy of this document shall be the same as the original. I understand that this authorization will remain on file and valid if my application is approved.

By your signature below, you hereby authorize the company to obtain a consumer credit report / investigative consumer credit report and acknowledge that you have read and understood this disclosure.

Yes, I would like to receive a free copy of any consumer credit or investigative consumer credit reports within the time allowed by law that are obtained by the Company.

Date of Authorization

Signature of Prospective Tenant

As pursuant to the California law regarding consumer credit reports at Civil Code Sections 1985.1-1785.43, and investigative consumer credit reports at Sections 1786.1-1786.56.

Please Fax completed applications to: 925-830-5018