

TYSONROBINSON

Southern California Real Estate &
Property Management

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Application Procedure and Requirements

1. Each applicant should have a good credit rating, which will be verified through a credit-reporting agency. An adverse report such as delinquent accounts, unpaid judgments or prior evictions will disqualify the application. Any extraordinary circumstances should be explained in a cover letter in order to be taken into consideration.
2. Applicant's employment and/or other sources of income will be verified. Length of employment and/or stability will be a factor of consideration. We require a combined gross income ratio of three (3) times the amount of the monthly rent. Outstanding debts and monthly obligations will also be taken into consideration.
3. Current and prior landlord's references will be verified. Any prior eviction, failure to pay rent on time, or thirty (30) days notice to vacate actions will disqualify applicant.
4. Additional factors that will be taken into consideration will include stability of residency, such as frequency of moves, history of violent behavior and criminal convictions for violent crimes.
5. Applicant must be at least 18 years of age to sign a rental agreement. Every applicant 18 years and older must complete an application.
6. Each applicant must include a copy of his or her last two (2) paycheck stubs. If recently employed and paycheck stubs are unavailable, please provide a copy of the employment agreement or contract. If applicant is self-employed, we require a copy of last year's tax returns that verify stated employment.
7. Each applicant must provide a copy of his or her driver's license.
8. There is a \$25.00 credit check fee per person. This fee is for the credit report, processing and review. This is non-refundable.
9. Payment of Security Deposit and First Month's rent must be in the form of a cashier's check drawn from a local California Bank. There will be no exceptions.

Thank you.

Visit us on the web at www.TysonRobinson.com
"Your Source for Southern California Real Estate"

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APPLICATION TO RENT

Questions? Call 951.970.5740.

All sections must be completed.

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

APPLICANT INFORMATION

LAST NAME		FIRST NAME		MIDDLE NAME		SOCIAL SECURITY NUMBER	
DATE OF BIRTH		DRIVER'S LICENSE NO.		STATE		HOME PHONE NUMBER	
PRESENT ADDRESS 1		CITY		STATE		ZIP CODE	
DATE IN		DATE OUT		OWNER/MGR NAME & PHONE NO.			
REASON FOR MOVING							
PREVIOUS ADDRESS 2		CITY		STATE		ZIP CODE	
DATE IN		DATE OUT		OWNER/MGR NAME & PHONE NO.			
REASON FOR MOVING							
PREVIOUS ADDRESS 3		CITY		STATE		ZIP CODE	
DATE IN		DATE OUT		OWNER/MGR NAME & PHONE NO.			
REASON FOR MOVING							

PROPOSED OCCUPANTS (NAMES & AGES)

WILL YOU HAVE PETS?	LIST TYPE OF ANIMAL(S) & BREED(S):
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OCCUPATION

PRESENT OCCUPATION	NAME OF SUPERVISOR	EMPLOYER NAME
HOW LONG WITH THIS EMPLOYER?	PHONE NUMBER	EMPLOYER ADDRESS
PREVIOUS OCCUPATION	NAME OF SUPERVISOR	EMPLOYER NAME
HOW LONG WITH THIS EMPLOYER?	PHONE NUMBER	EMPLOYER ADDRESS

CURRENT GROSS INCOME \$	PER	CHECK ONE	<input type="checkbox"/> WEEK	<input type="checkbox"/> MONTH	<input type="checkbox"/> YEAR
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NAME OF YOUR BANK	BRANCH OR ADDRESS	ACCOUNT NUMBER(S)
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NAME OF CREDITOR	ADDRESS	PHONE NUMBER	MO. PAYMENT AMT.

IN CASE OF EMERGENCY, NOTIFY	ADDRESS	PHONE NUMBER	RELATIONSHIP

PERSONAL REFERENCES	ADDRESS	PHONE NUMBER	OCCUPATION

Mother's maiden name: _____

Automobile: Make _____ Model _____ Year _____ License # _____

Automobile: Make _____ Model _____ Year _____ License # _____

Have you ever filed for bankruptcy? _____

Have you ever been evicted or asked to move? _____

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.

APPLICATION FEE \$ _____ DEPOSIT \$ _____

The undersigned makes application to rent housing accommodations designated as:

Apt. No. _____ located at _____

the rental for which is \$ _____ per _____ and upon approval of this application agrees to sign a rental or lease agreement and pay all sums due, including deposits, before occupancy.

 Date

 Applicant

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 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 advertising that indicates any preference, limitations or discrimination in the rental or sale of housing.