

APPLICATION TO RENT

(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 | | | | OTHER ID | | WORK PHONE NUMBER () | | |
| DATE OF BIRTH | | DRIVER'S LICENSE NO. | | EXPIRATION | | STATE | | |
| | | | | | | HOME PHONE NUMBER () | | |
| 1 | PRESENT ADDRESS | | | CITY | | STATE ZIP CODE | | |
| | DATE IN | | DATE OUT | | OWNER/MGR NAME | | OWNER/MGR PHONE NO. () | |
| | REASON FOR MOVING | | | | | | | |
| 2 | PREVIOUS ADDRESS | | | CITY | | STATE ZIP CODE | | |
| | DATE IN | | DATE OUT | | OWNER/MGR NAME | | OWNER/MGR PHONE NO. () | |
| | REASON FOR MOVING | | | | | | | |
| 3 | NEXT PREVIOUS ADDRESS | | | CITY | | STATE ZIP CODE | | |
| | DATE IN | | DATE OUT | | OWNER/MGR NAME | | OWNER/MGR 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 |
|---------------------|----------|--|----------|

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

| | | | | | |
|-------------------------|------------|-----------|-------------------------------|--------------------------------|-------------------------------|
| 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

| | | |
|-------------------|-------------------|----------------|
| Name of your bank | Branch or Address | Account Number |
| | | checking |
| | | savings |

Office fax 408-370-3651 ph:408-373-2900 or 408-370-2900 include paycheck stub



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

| In case of emergency, notify: | Address | Phone | City | Relationship |
|-------------------------------|---------|-------|------------------------|--------------|
| 1. | | () | | |
| 2. | | () | | |
| Personal References: | Address | Phone | 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 for 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/manager to disclose tenancy information to previous or subsequent owners/managers.

Owner will receive information. The undersigned _____, which is to be used to screen Applicant with regards to credit history and other background information. The undersigned agrees to pay for the following:

| | |
|------------------------------------|----------|
| 1. Actual cost of background check | \$ _____ |
| 2. Cost of background check | \$ _____ |
| 3. Total fee for background check | \$ _____ |

Additional \$30 per applicant, which may be adjusted annually with the CPI as of 1-1-98 for housing accommodations designated as:

Apt. No. _____

the rent for which is \$ _____ per _____ and upon approval of this application agrees to sign a rental or lease agreement and to 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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Fair Housing Statement and Rental Lease outline – **Wedgewood Properties, Inc.**

Wedgewood Properties does business in accordance with the Federal Fair Housing Law, and does not discriminate against any person of Race, Color, Religion, Sex, Handicap, Family Status or National Origin.

Rental Applications –

- Everyone over the age of 18 (unless a full time student) must complete a rental application
- Application fee is \$30 per applicant, non-refundable; cash or personal check
- We run credit applications in our office within 48 hours.
- Copy of a recent (within the last 3 months) pay check stub
- Must have phone numbers of current and previous landlords, last 5 year.
- Tenants must be employed to be considered for rent

Move-In Criteria –

- Credit scores above 600 score
Lower scores affect the security deposit
- All move-in money must be Money Orders or Cashier Checks
- One full months rent and security deposit is required before keys will be given
- Full contract must be signed by all applicants before keys will be given

Security Deposit criteria –

- Standard Security deposit is one months for rent.
- For rents over \$1100, office broker will determine security deposit
- \$500 will hold the rental for 2 weeks; the full deposit will hold the property for 30 days.
- 1. **Within 48 hours** of approval the full **security deposit, key fee, and pet fee** are to be paid by Money Order or Cashier's Check. At this time a lease will be signed. The Fees are as follows:
 - A. **Security Deposit:**
Must be a SEPARATE MONEY ORDER or CASHIER'S CHECK: minimum
Security Deposit required is equal to one month's rent.
 - B. **Pet Fee (non-refundable): \$150.00 per pet:**
The \$150.00 **per pet fee** is to be **included** in the Money Order/Cashier's Check with the **Security Deposit. A photo of the pet is required before application approval.**

Pet policy – Most of our owners do not allow any pets.

Rent is due on the 1st of the month, late on the 3rd, a late charge is automatically charged at midnight on the 3rd.

Payment must be in the following manner:

Less than \$1,000 – 1 check or 1 money order
\$1,000 to \$1,999 – 1 check or 2 money orders
over \$2,000 – 1 check or 3 money orders

We do not accept CASH, except for credit reports

All checks must have the tenants rental property address on them, hand written is ok. If missing a \$15.00 charge is applied to the tenant.

