



Application Guidelines

Failure to submit the required materials will cause a delay in the process of application.

- **Application Fee:** There is a **\$25.00 non-refundable fee per applicant**, due when applying, except if you are a student living with parent(s). **Exact change or money order only.**
- **Age Requirements:** Anyone over the age of 18 must fill out a separate application. Co-signers are not accepted. Copy of a **valid picture ID** is required.
- **Income Requirements:** Gross monthly income must equal 2 times the rent amount. Each applicant must submit their most recent **check stubs to cover the past 30 days**. If you are self-employed, please provide the previous year's personal income tax return as evidence of sufficient income.
- **Residency:** 4 years of residence history will be reviewed and must exhibit no derogatory reference. Any DEBT OWED to a previous landlord must be paid before application will be considered. Any eviction on record will result in an automatic denial.
- **Credit Requirements:** Credit History will be reviewed for each applicant, except if you are a student living with parent(s). This includes accounts reported past due, collection accounts with an owing balance, bankruptcies, judgements or liens. Depending on credit history, applicant may be required to pay a higher security deposit. **The security deposit quoted in the ad is always the minimum deposit accepted. Depending on all criteria of each individual applicant, approval may be possible with a higher security deposit (up to the maximum allowed by law).**
- **Valid email address** must be included on application.

Turning in a rental application or paying for a credit check does not guarantee qualification for a rental. The application and credit report are good for 30 days only.

By submitting an application, I am giving Realty World - Advantage authorization to verify all information on the attached application including but not limited to a credit report, landlord verification, and employment or income verification. Furthermore, I understand that falsification of the rental application information will lead to denial of application.



CALIFORNIA
ASSOCIATION
OF REALTORS®

APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 12/15)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) ☐ tenant, ☐ tenant with co-tenant(s)

Total number of applicants _____

2. **PREMISES INFORMATION**

Application to rent property at _____ ("Premises")

Rent: \$ _____ per Month Proposed move-in date _____

3. **PERSONAL INFORMATION**

A. **FULL NAME OF APPLICANT** _____

B. **Date of Birth** _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)

C. 1. Driver's License No. _____ State _____ Expires _____

2. **See section II for Social Security Number**

D. **Phone Number:** Home _____ Work _____ Other _____

E. **Email** _____

F. Name(s) of all other proposed occupant(s) and relationship to applicant _____

G. Pet(s) (number and type) _____

H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____

Other vehicle(s): _____

I. In case of emergency, person to notify _____

Relationship _____

Address _____ Phone _____

J. Does applicant or any proposed occupant plan to use liquid-filled furniture? ☐ No ☐ Yes Type _____

K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? ☐ No ☐ Yes

If yes, explain _____

L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? ☐ No ☐ Yes

If yes, explain _____

M. Has applicant or any proposed occupant ever been asked to move out of a residence? ☐ No ☐ Yes

If yes, explain _____

4. **RESIDENCE HISTORY**

Current address _____

City/State/Zip _____

From _____ to _____

Name of Landlord/Manager _____

Landlord/Manager's phone _____

Do you own this property? ☐ No ☐ Yes

Reason for leaving current address _____

Previous address _____

City/State/Zip _____

From _____ to _____

Name of Landlord/Manager _____

Landlord/Manager's phone _____

Did you own this property? ☐ No ☐ Yes

Reason for leaving this address _____

5. **EMPLOYMENT AND INCOME HISTORY**

Current employer _____

Current employer address _____

From _____ To _____

Supervisor _____

Supervisor phone _____

Employment gross income \$ _____ per _____

Other income info _____

Previous employer _____

Prev. employer address _____

From _____ To _____

Supervisor _____

Supervisor phone _____

Employment gross income \$ _____ per _____

Other income info _____



Property Address: _____ Date: _____

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Name of bank/branch	Account number	Type of account	Account balance
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

7. PERSONAL REFERENCES

Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____
Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____

8. NEAREST RELATIVE(S)

Name _____ Address _____
Phone _____ Relationship _____
Name _____ Address _____
Phone _____ Relationship _____

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain a credit report on applicant and other reports, warnings and verifications on and about applicant, which may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: **Realty World - Advantage**

Address **344 Cousins Dr** City **Hanford** State **CA** Zip **93230-5947**

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

Applicant Social Security Number: _____ Applicant has paid a nonrefundable screening fee of **\$25.00**, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$44.50 as of 2012.)

\$ **18.50** for credit reports prepared by **AmRent**;
\$ _____ for _____ (other out-of-pocket expenses); and
\$ **6.50** for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____

The undersigned has received the screening fee indicated above.

Landlord or Manager or Agent Signature _____ CalBRE Lic. # **01188827**
Realty World - Advantage Date _____

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Reviewed by _____ Date _____

LRA REVISED 12/15 (PAGE 2 OF 2)

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Application

