

PINE CREEK PROPERTIES RENTAL APPLICATION

Property: AA CTMA DP EWA MA MRA MRD MVA

Date Received: _____ UNIT: _____ Mkt T/C ID Verified

All sections of this application must be completed. This Application becomes part of your Rental/Lease Agreement.



PERSONAL DATA	First Name		Social Security # or ITIN		
	Middle Name		Date of Birth		
	Last Name		Photo ID/Type		
	Phone #		Number		
	Cell #		Issuing Government		
	Work #		Exp. Date		
	E-mail		Other ID		
	Other names used in the last 10 years				
	<i>Other Occupants - under 18 years of age</i>				
	Full Name(s)			Full Name(s)	
Date of Birth(s)			Date of Birth(s)		
Relation(s)			Relation(s)		

TENANCY		Present	Prior	Next Previous
	Residence Address			
	City/State/Zip			
	Landlord Name			
	Landlord Phone #			
	Landlord Email or Fax #			
	Tenancy Dates			
	Monthly Rent			
Reason for Leaving				

EMPLOYMENT or SOURCE OF INCOME	* Please provide 3 most recent payroll stubs from current employer	Present <input type="checkbox"/> FT <input type="checkbox"/> PT <input type="checkbox"/> Self-Emp <input type="checkbox"/> Other	Prior <input type="checkbox"/> FT <input type="checkbox"/> PT <input type="checkbox"/> Self-Emp <input type="checkbox"/> Other	Next Previous <input type="checkbox"/> FT <input type="checkbox"/> PT <input type="checkbox"/> Self-Emp <input type="checkbox"/> Other
	Occupation/Source of Income			
	Gross Monthly Income			
	Employer Name			
	Address			
	City/State/Zip			
	Dates of Employment			
	Supervisor Name			
	Supervisor Phone #			
	Supervisor Email or Fax #			

EMERGENCY CONTACTS		#1	#2	VEHICLE	Vehicle Type	
	Name				Make	
	Relation				Model / Year	
	Home Phone #				Color	
	Work Phone #				License # & State	

OTHER INFORMATION	Please answer the following:			If YES, explain below:
	Do you or anyone in your household smoke? <u>This is a non-smoking complex.</u>	Yes	No	_____
	Do you have any other vehicles?	Yes	No	_____
	Do you receive any additional income not listed above?	Yes	No	_____
	Do you have any water-filled furniture (including aquariums)?	Yes	No	_____
	Have you ever filed for bankruptcy?	Yes	No	_____
	Have you ever been convicted of selling, distributing or manufacturing illegal drugs?	Yes	No	_____
	Have you ever been evicted or asked to move?	Yes	No	_____
Do you have any pets?	Yes	No	_____	
How did you hear about us?				

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT

Landlord intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification, as follows: (1) You may appear at the investigative consumer reporting agency identified below in person, (2) you may make a written request for copies to be sent by certified mail to a specified addressee, or (3) you may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provided that this person furnishes proper identification. If you are accompanied by a person of your choosing, the agency may require you to furnish a written statement granting permission to the investigative consumer reporting agency to discuss your file in the other person's presence. The agency that will prepare the report(s) identified in this section is listed below:

RENTGROW, INC
177 Huntington Avenue, Suite 1703 #74213
Boston, MA 02155-3153
(800) 898-1351
www.rentgrow.com

If you would like a copy of the report(s) that is/are prepared, please check the box below:

I would like to receive a copy of the report(s) that is/are prepared

If the box above is checked, by **initialing** Landlord agrees to send the report to Applicant within **three (3) business days of the date the report is provided to Landlord**. Landlord may contract with another entity to send a copy of the report.

LANDLORD INITIALS

We may also obtain, review and evaluate other relevant criteria about you or regarding your character and general reputation. Including but not limited to information regarding any unlawful detainer actions taken previously against you. Based on our evaluation of your consumer credit report and any other relevant criteria, your application will be "approved with conditions", "approved" or "denied". If you are "approved with conditions" you will need to provide us with additional information requested.

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 the 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.

Landlord will require a payment of \$ 20.00, which is to be used to screen Applicant with respect to credit history and other background information.

Applicant represents that all the above statements are true and correct, authorizes verification of the above items and agrees to furnish additional credit references upon request. **Applicant** authorizes the **Landlord** to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history. **Applicant** consents to allow **Landlord** to disclose tenancy information to previous or subsequent Landlords. I/We agree that the Landlord may terminate this agreement entered into in reliance on any misinformation given above.

Applicant must sign and date below before Landlord can begin processing application for tenancy.

Applicant Signature (required)

DATE

TO BE COMPLETED BY LANDLORD

The above signed Applicant is applying to rent the premises designated as: Apt. No. _____ Located at:

- The Altamont ~ Senior Complex** (707) 584-0655- 300 Enterprise Drive, Rohnert Park, CA 94928
- Coddington Mall Apartments** (707) 578-1150 – 2001 Range Avenue, Santa Rosa, CA 95401
- Deer Path Villas** (707) 539-2004 – 2400-2452 Edgewater Drive, Santa Rosa, CA 95407
- Edgewood & Manor Apartments** (707) 585-2241 – 557 Laguna Drive, Rohnert Park, CA 94928
- Meadowrock Apartments & Duplexes** (707) 544-0423 – 1598-1646 Becky Court, Santa Rosa, CA 95403
- Meadowview Apartments** (707) 542-4067 – 310 Butterfly Lane, Santa Rosa, CA 95407

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 required security deposit of \$ _____, before occupancy.

NEW APPLICANT CHECKLIST

We appreciate your interest in renting at our complex. In order to begin the application process there are a few things we will need when you return. The following is a check list for your convenience.

- Completed Application. Please use black or blue INK and PRINT CLEARLY. Complete the entire application including the questions at the bottom and signature. We do not accept incomplete applications.
- \$ 20.00 Application Screening Fee.
- Valid "Government Issued Photo Identification" for each applicant.
- Verification of Income 2 ½ times the monthly rent. (Example: 3 most recent payroll check stubs, award letter or statement for direct deposit, etc.) We will make copies.
- Positive Credit History.

We have a set rental criteria we can discuss with you in more detail. *If you have any questions, please feel free to call us. Thank you!*

FOR LANDLORD USE ONLY

Landlord **must** complete below receipt and provide Applicant with a **COPY** of this page.

RECEIPT FOR TENANT SCREENING AND/OR CREDIT CHECKING FEES

On _____, Landlord received \$ _____ from the undersigned, hereinafter called "Applicant," who offers to rent from Landlord the premises designated as: Apt. No. _____ Located at:

- The Altamont ~ Senior Complex** (707) 584-0655- 300 Enterprise Drive, Rohnert Park, CA 94928
- Coddington Mall Apartments** (707) 578-1150 – 2001 Range Avenue, Santa Rosa, CA 95401
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Payment is to be used to screen "Applicant". The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ 16.00
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ 4.00
3. **Total fee charged \$ 20.00**

Screening fees paid by: Cash Personal Check Cashier's Check Money Order

Agent Signing for Landlord

Date