

A-1 Property Management & Real Estate Services Inc.

"Home is where the heart is."

*6617 Madison Ave. Ste. 6 * Carmichael, CA 95608 *Ph: (916) 966-8000 F: (916) 966-8002 * Bre License: 01263008
www.a1propertymanagement.net

RENTAL APPLICATION

- Application fee is a **non-refundable \$35.00** per adult. Below are several methods by which payment can be made:
 - In person: Cash, money order, cashier's check, or personal check payable to A-1 Property Management can be submitted in the office.
 - Online payment: A "Pay rent now" link is located on the bottom of the home page of our website so you can pay the credit fee: www.a1propertymanagement.net
 - Payment by phone: contact PayLease at 1-866-729-5327.
- Please note that an application is required for each intended occupant of a property, over the age of 18.
- Applications may take between **2-4 business** days to run. Your application cannot be processed until all required documents have been received by A-1 Property Management.

All applicants must provide:

- Verification of Income (pay stubs, bank statements, etc)
- Copy of photo ID and/or SS Card
- Signed credit report authorization form
- Both pages of application signed
- Signed rental, credit, and employment verification form

Rental requirements:

- Applicants must have a 600+ credit score. If it is below an owner may reject your application or they will ask for a higher security deposit (All owners vary on credit requirements)
 - Good rental history and no previous evictions
 - Income must be verifiable and equal to 2 ½ to 3 times the monthly rent
- Applicants must provide all of the documents requested above or we cannot promise that your application be processed.

Final approval regarding applications are based upon each individual property owner.

Please return the **completed** application to our office:
(Be advised that **incomplete** applications cannot be processed)

Office hours:

Monday – Thursday 9 AM – 5 PM
Fridays 9 AM – 4:30 PM
Saturday-Sunday Closed

(Please note that some days our office closes early due to a large number of appointments)

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Credit & Background Check, Rental, and Employment Verification Form

A-1 Property Management provides credit, rental, and employment verifications for all of our owners. Without this form signed, your application will not be processed by our office and unfortunately we will not be able to submit it to the owner of the property you are applying for.

I _____ (Please print name), authorize A-1 Property Management & Real Estate Services Inc. to process a credit and background check, rental, and employment verification report using the information provided in the attached application. I understand that these verifications will be used to determine my eligibility for the designated property(s) for which I am applying.

Signature

Date

By checking this box, I am stating that I wish to have A-1 Property Management and Real Estate Services Inc. provide me with a copy of my credit report.

*A-1 Property Management
& Real Estate Services*

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Credit Report Form

This form is stating that _____, the customer, is paying a credit report fee of \$35.00 (per adult) made out to *A-1 Property Management & Real Estate Services*. The credit report fee of \$35.00 is **NON-REFUNDABLE**. If you have not seen the property you are applying for, our office advises that you do not pay the credit fee until you have seen the unit. Paying the credit report fee to our office **does not secure** the property to you, the customer. The owner decides who they accept and decline. By signing this form you are acknowledging that you are paying the credit report fee knowing that you **cannot** receive your money back. Customer is entitled to a **copy** of the credit report from our office.

*If you have been approved for any of our properties and a holding deposit is required, you have 3 days to rescind, otherwise your holding deposit is forfeited and sent to the property owner. A-1 Property Management reiterates that any amount you pay towards the holding deposit is **NON-REFUNDABLE** after 3 days.*

Signature from Customer

Date: _____

Signature from A-1 Property Management

Date: _____

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Carmichael, CA 95608
Phone: 916 966-8000
Fax: 916 966-8002
BRE License #01263008



APPLICATION TO RENT/SCREENING FEE
(C.A.R. Form LRA, Revised 11/13)

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) or guarantor/co-signor.
Total number of applicants _____
2. PREMISES INFORMATION
Application to rent property at _____
Rent: \$ _____ per _____ Proposed move-in date _____ ("Premises")
3. PERSONAL INFORMATION
 - A. FULL NAME OF APPLICANT _____
 - B. Date of Birth _____
 - C. Social Security No. _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)
State _____ Expires _____ Driver's License No. _____
 - D. Phone Number: Home _____ Work _____ Other _____
 - E. Email _____
 - F. Name(s) of all other proposed occupant(s) and relationship to applicant _____
 - G. Pet(s) or service animals (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 _____
 - J. Does applicant or any proposed occupant plan to use liquid-filled furniture? No Yes Type _____ Phone _____
 - 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? <input type="checkbox"/> No <input type="checkbox"/> 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? <input type="checkbox"/> No <input type="checkbox"/> Yes Reason for leaving this address _____ _____ _____
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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 _____
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Applicant's Initials (_____) (_____)

Reviewed by _____ Date _____



Property Address: _____

Date: _____

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

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

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: _____
 Address _____ City _____ State _____ Zip _____

II. SCREENING FEE

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

Applicant has paid a nonrefundable screening fee of \$ _____, applied as follows: (The screening fee 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 \$42.06 as of 2009.)

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

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

Applicant Signature _____

The undersigned has received the screening fee indicated above. _____ Date _____

Landlord or Manager or Agent Signature _____ CalBRE Lic. # _____ Date _____

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Reviewed by _____ Date _____

