

Must be turned in with application

Property Applying For:

Dear Rental Applicant,

Thank you for looking at the home our office has listed for rent. Our office manages property for a variety of owners, each of which might have different qualifying standards. We take all applications in the order received. If you want to apply for the rental please make out **two separate checks**:

Please note. Real Estate Depot requires that the tenant(s) view the prospective rental prior to application submission. Tenant should assume that rental will be provided in the same condition that it is viewed in unless specified otherwise in writing.

Application Fee – Non-Refundable made payable to **Tri Valley Real Estate Depot, Inc.**

- **\$40.00** for each applicant including Co-signers and co-applicants. This is for a credit check(s) and administration fees.
- **\$50.00** for joint/married couple. This is for a credit check(s) and administration fees.

Good Faith Deposit - This is to hold the rental for you while we process your application.

- **\$100.00 made payable to Real Estate Depot Trust.** If your application is denied, your deposit will be returned to you. If your application is accepted, this deposit will be applied to your first months rent. If you tell us, after you are accepted, that you are no longer interested in the rental, then your deposit will be forfeited. Do not submit an application unless you are sure you want the home. Upon turning in your application we require a copy of your Drivers License or State Identification card.

Applicant: All persons 18 years and older are required to fill out a complete application.

Cash Policy: We do **NOT** accept cash for security deposits, rent, application fees, late rents, etc.

Possession: Possession must be taken within two weeks of the application submission date or within 7 days of the existing tenants move out, whichever is longer.

Rental Requirements

- Applicants must be at least 18 years old
- Limited to 2 persons per bedroom
- No smoking will be allowed inside unit
- Legal and verifiable household income of at least 2.5 times the monthly rental rate
- Normal Security Deposit is \$100.00 more than the rental you choose. Additional deposit up to 2 times the rent may be required for poor credit, or inadequate income.
- Tenant(s) is responsible for maintaining the yard, front and back unless otherwise stated in the Rental Agreement.
- You do not have an Agreement unless your Rental Agreement has been signed by you and approved and signed by the Property Manager or Broker.

Other:

- Generally speaking, tenants are required to pay for all utilities unless otherwise noted in advertising.

Tenant Initial _____

Application instructions continued:

Pet Policy:

- **With an acceptable pet the security deposit is an additional \$500 per accepted pet (picture of pet for our file is required), Must be approved in writing by the Owner. These dogs are not allowed in our rentals due to insurance purposes; German Shepard, Rottweiler, Doberman Pincher and Pit Bull (also known as American Staffardshire Terrior, American Bulldog, American Pitbull Terrior, etc).**

Qualifying Standards: We will access and verify your credit score and activity through the three national credit-reporting agencies. Additionally we reserve the right to do a national criminal background check, and or a public records search for evictions.

Application may be denied for any of the following reasons:

- False information on the application
- Incomplete or unsigned rental application
- individual combined average credit score of less than 600
- Less than three items of credit (little to no credit history).
- Household income is insufficient to cover 2.5 times rent
- Credit report contains active collections, bankruptcies, judgments, or liens.
- Two or more "60-Days late" on credit report
- Any foreclosures, current dispute with landlords or prior evictions.
- Unfavorable rental references.
- Unverifiable employment or income.
- Tenant has been convicted of a serious crime.
- Expressing hostility, demonstrating abusive behavior or language with management staff during application processing.

All applicants applying must individually meet the qualifying criteria or the entire application package may be denied.

It is very important you complete the application fully with the correct information. We can normally let you know within the same day or the following morning if you are approved. If you are accepted for the rental, you will need to make arrangements to come to the office within 48 hours to sign the rental agreement and bring \$400.00 or 40% of the rent which ever is greater as a deposit which will be applied toward rent. These additional fund and all other move-in money must be in the form of a cashiers check or a money order. In the event your additional rent deposit has not been received by our office within 48hours of approval you will be risking loss of the rental and the loss of all monies deposited.

I, understand this document and I can read English. (_____)Please Initial

Signature

Date

Applicant Info (we require one applicant page for each person 18 years or older):

First Name: _____ Last Name: _____ SSN: _____ - _____ - _____
Birth Day: _____ License: _____ Spouse: _____ # Occupants: _____
Phone: (_____) _____ Cell Phone: (_____) _____ Email: _____

Current Address: _____ City: _____ State: _____ Zip: _____
Landlord: _____ Phone: (_____) _____ How Long: _____

Prior Address: _____ City: _____ State: _____ Zip: _____
Landlord: _____ Phone: (_____) _____ How Long: _____

Employment History:

Company: _____ Position Held: _____
Address: _____ City: _____ State: _____ Zip: _____
Manager: _____ Phone: (_____) _____ Emp Length: _____ Monthly Pay: _____

Banking/Credit Card Information:

Bank: _____ Acct #: _____ Amount: _____
Bank: _____ Acct #: _____ Amount: _____

Emergency Contacts:

Name: _____ Relationship: _____ Phone: (_____) _____
Name: _____ Relationship: _____ Phone: (_____) _____

Automobile Information:

Make: _____ Model: _____ Plate #: _____
Make: _____ Model: _____ Plate #: _____

Pet Information

Type: _____ Breed: _____ Weight: _____ Age: _____

Additional Information: Have you ever filed a petition of bankruptcy? _____ Have you ever been evicted from any tenancy or had an eviction notice served on you? _____ Have you ever willfully and intentionally refused to pay any rent when due? _____ Have you ever been convicted of a misdemeanor or felony other than traffic or parking violation? _____ Are you a current illegal abuser or addict of a controlled substance? _____ Have you ever been convicted of the illegal manufacture or distribution of a controlled substance? _____	
_____ I agree to the following statement	I represent that the information provided in this application is true, complete and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for eviction.
_____ I agree to the following statement	I understand that the information provided might be used by Landlord to determine whether to accept this application. I authorize Landlord to verify all the information given in this application, including past rental information, personal references and employment information provided. I authorize the Landlord to obtain a current credit and criminal background check.
_____ I agree to the following statement	I understand that this application is not a rental agreement and that this application does not create any obligation on the Landlord

The undersigned represent that the information provided in this application it true, complete and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for eviction.

Print Name: _____ **Signature:** _____ **Date:** _____