



## Application Requirements

Below are general qualification guidelines for rental consideration

- Applicant:** All persons 18 years and older are required to fill out an application.
- Age:** Applicants must be at least 18 years old.
- Household:** Household size limited to 2 persons per bedroom plus 1.
- Income:** Legal and verifiable household income of at least three times the monthly rental rate.
- Employment:** If employed less than one year, we will also verify previous employment records. Self-employed persons will be required to submit their last two year's tax returns.
- Previous Residence:** A payment history of not less than six months in a timely manner at the same location and favorable rental references from at least two previous addresses.
- Rent:** Rent is due and payable in full on the first of each month.
- Cash:** We do NOT accept cash for security deposits, rent, application fees, late rent fees, etc..
- Pets:** No pets of any kind are permitted unless authorized in writing by the owner/management. Additional deposits or rents may be required based on the size and type of pet. The following dog breeds are not approved for any of our rental properties: Rotweillers, Dobermans or any dog known as "pit bull" (also known as American Staffordshire Terriers, American Bulldog, American Pit-bull Terrier, etc).
- Credit Status:** We will access and verify your credit through a national credit-reporting agency. Application may be denied for any of the following reasons:
1. False information on the application.
  2. Incomplete rental application package.
  3. Unsigned rental application package.
  4. Verifiable household income is insufficient to cover 3 times rent.
  5. FICO score lower than 650 without evidence of an isolated life event.
  6. Credit report contains I-9's, collections, bankruptcies, judgments, or liens.
  7. Two or more "60-days late" on credit report.
  8. Any foreclosures, current dispute with landlords or prior evictions.
  9. Other unfavorable rental references.
  10. Unverifiable employment or income.
  11. Expressing hostility or demonstrating abusive behavior or language with management staff during application processing.





## RENTAL APPLICANT REFERENCE FORM

This information is used to obtain information regarding the rental history of Applicants for rental housing. The information provided by the current or former Owner/Agent may be used solely for the purpose of evaluating the application for rental housing.

The Owner/Agent requesting this information must receive authorization from the Applicant before obtaining the information. Such authorization is granted if the Applicants signature is provided in Section 2. Copies of this form and Applicants signature are acceptable.

The Applicant may be contacted to verify the authenticity of this request.

### 1. Person requesting the rental reference:

Name of Owner/Agent: Dwellings Phone (916) 780-7100 Fax (916) 780-7105

Address: 2428 Professional Drive, Ste 400, Roseville, CA 95661

### 2. Authorization by rental Applicant for the release of information

I hereby authorize the release of the information requested on this Rental Applicant Reference Request to the Owner/Agent listed above. I hereby acknowledge that the Owner/Agent can make copies of this executed page in order to obtain the information requested.

Name \_\_\_\_\_ Phone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

### 3. Applicants rental information

Name of rental community (if any) \_\_\_\_\_

Address \_\_\_\_\_ Unit # \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Name of Owner/Agent \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Move-in date: Month \_\_\_\_\_ Year \_\_\_\_\_ Move-out date: Month \_\_\_\_\_ Year \_\_\_\_\_ or,  current resident

### INFORMATION BELOW TO BE COMPLETED BY CURRENT OR PREVIOUS LANDLORD

#### 4. Rental information provided by former or current Owner/Agent

Did the Applicant live at your property during the period indicated above?  Yes  No

If no, what were the dates of occupancy? From (month/year): \_\_\_\_/\_\_\_\_ to (month/year): \_\_\_\_/\_\_\_\_

How many times during the past 12 months did Applicant pay the rent late?  0  1-2  3-5  6 or more

Was any check from Applicant returned due to non-sufficient funds (NSF)?  Yes  No

Did you ever file for an unlawful detainer against applicant for unpaid rent?  Yes  No

If yes, what was the result? \_\_\_\_\_

Does applicant owe any amount for delinquent rent, utilities, or damages to unit?  Yes  No

Did applicant provide notice for ending tenancy according to terms of the rental agreement?  Yes  No  N/A; Tenant still resides at unit

Did you ever serve a Three Day Notice to Applicant?  Yes  No

If yes, please explain: \_\_\_\_\_

Information provided by: Name \_\_\_\_\_ Phone \_\_\_\_\_

Current or Past Owner/Agent: Please fax this form to the person listed in Section 1 as soon as possible (24-48 hours)





**RENTAL /CREDIT APPLICATION FOR RENT OF \_\_\_\_\_**

(Only one applicant per application. Each application must include a check or money order payable to "Dwellings" in the amount of \$30 for processing consideration, OR use the online payment method. See the [www.dwellzone.com](http://www.dwellzone.com) "Application" page for further details. Completed applications can be faxed to 916-780-7105.)

Date: \_\_\_\_\_

**PERSONAL INFORMATION (One application per occupant)**

Name of Applicant: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Driver's License # \_\_\_\_\_ State: \_\_\_\_\_

Present Address: \_\_\_\_\_

Name of Landlord: \_\_\_\_\_ Telephone # \_\_\_\_\_ How long? \_\_\_\_\_

Prior Address: \_\_\_\_\_

Name of Landlord: \_\_\_\_\_ Telephone # \_\_\_\_\_ How long? \_\_\_\_\_

How many will be living at this address? Adults? \_\_\_\_\_ Children? \_\_\_\_\_ Age(s) of Children \_\_\_\_\_

Pet(s): \_\_\_\_\_ Weight of Pet(s): \_\_\_\_\_

**HAVE YOU EVER....**

Filed for bankruptcy?  Yes  No If yes, when? \_\_\_\_\_

Been foreclosed upon?  Yes  No If yes, when? \_\_\_\_\_

Been served an eviction notice or been asked to vacate a property you were renting?  Yes  No

If yes, when? \_\_\_\_\_

Willfully or intentionally refused to pay rent when due?  Yes  No

If yes, when? \_\_\_\_\_ If yes, why? \_\_\_\_\_

**EMPLOYMENT INFORMATION**

Current Employer: \_\_\_\_\_ Telephone: \_\_\_\_\_

Employer Address: \_\_\_\_\_

Position: \_\_\_\_\_ Gross Mo. Income: \$ \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Telephone: \_\_\_\_\_

Employer Address: \_\_\_\_\_

Position: \_\_\_\_\_ Gross Mo. Income: \$ \_\_\_\_\_ Length of Employment: \_\_\_\_\_



# Dwellings

## BANK INFORMATION

Bank Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Bank Address: \_\_\_\_\_

Checking Account # \_\_\_\_\_ Savings Account # \_\_\_\_\_

## PERSONAL REFERENCES

| Name  | Relationship | Telephone |
|-------|--------------|-----------|
| _____ | _____        | _____     |
| _____ | _____        | _____     |
| _____ | _____        | _____     |

## EMERGENCY CONTACTS

| Name  | Relationship | Telephone |
|-------|--------------|-----------|
| _____ | _____        | _____     |
| _____ | _____        | _____     |
| _____ | _____        | _____     |

## OTHER INFORMATION

Number of vehicles (Including Company vehicles): \_\_\_\_\_

Make/Model \_\_\_\_\_ Year \_\_\_\_ Color \_\_\_\_\_ Lic. Plate #'s \_\_\_\_\_ State \_\_\_\_

Make/Model \_\_\_\_\_ Year \_\_\_\_ Color \_\_\_\_\_ Lic. Plate #'s \_\_\_\_\_ State \_\_\_\_

Make/Model \_\_\_\_\_ Year \_\_\_\_ Color \_\_\_\_\_ Lic. Plate #'s \_\_\_\_\_ State \_\_\_\_

I/We have applied for a rental property. You are hereby authorized to release any information required by landlord or representing property management to complete the processing of the application. Necessary information may include, but not limited to: Employment Verification, Previous Rental History & Eviction Research, Savings Deposits, Checking Accounts, Consumer Credit Balances/Payment History

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Social Security Number

## DISCLOSURES

**RADON GAS** – Notice to prospective tenant: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every state. Additional information regarding radon and radon testing may be obtained from your county public health unit.

**LEAD PAINT** – Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real estate is required to provide the buyer of any known lead based paint hazards. A risk assessment or inspection for possible lead based paint hazards is recommended prior to purchase.

