



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. W2 wages earners are required to provide one month's worth of pay stubs. Self-employed persons will be required to submit their last two year's tax returns.
- Employment:** If employed less than one year, we will also verify previous employment records.
- 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 allowed on the premises at any time: Pit Bulls, Alaskan Malamutes, Rottweilers, Akitas, Chow Chows, American Staffordshire Terriers, Doberman Pinschers, Boxers, German Shepherds, Great Danes, Siberian Huskies, Wolfhybrids, Perro de Presa Canarios and any dog that has any of the above breeds in their lineage. If a dog has a history of violent behavior, it is determined to be a dangerous dog no matter what its pedigree and it is then not allowed on the property.
- 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 three (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/CREDIT APPLICATION FOR RENT OF _____
(property you are applying for)

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 "Application" page for further details. Completed applications with paystubs or tax returns can be faxed to 916-780-7105 or brought to our offices directly.

PERSONAL INFORMATION (One application per occupant)

Name of Applicant: _____ Date of Birth: _____

Telephone: _____ Cell: _____ E-Mail: _____

Social Security Number: _____ 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: _____



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 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. I understand this information will be reviewed by landlord or representing property management in consideration for approving my 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.

Signature

Date

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.





VERIFICATION OF RENTAL HISTORY

Applicant: Please complete the circled numbered items #2 and #3 ONLY. Use a separate copy of this form for additional references.

Past or Present Owner/Agent: 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. Business requesting the rental reference:

Name of Owner/Agent: Dwellings Real Estate Services 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/AGENT

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 business listed in Section 1 as soon as possible (24-48 hours)

