

QUALIFICATION CRITERIA FOR RENTING

Applicant Qualification Criteria for Renting at: 14807 Burbank Blvd., Sherman Oaks, CA 91411

Before filling out an application, please review our list of criteria below. If you feel you meet the criteria please apply - because we would be happy to rent to you. Also if you have any questions or concerns, feel free to ask.

- A. A completed and signed application from all proposed occupants over the age of 18 must be submitted. **ALL LINES MUST BE FILLED IN**. Incorrect or misinformation will disqualify you as a prospective renter.
- B. An application fee of **\$30.00** per applicant will be required upon submission of this application for the cost of processing, obtain credit history, eviction reports, and other background information.
- C. You must provide photo I.D. We require a photo I.D. (Driver's license, State Issued ID card, or *Military card*.)
- D. We will obtain a credit report for each applicant and co-signer (18 years of age or older). Reports supplied by applicant(s) **will not** be accepted. You must have a credit report that demonstrates a willingness to pay financial obligations in a timely fashion and/or have a FICO score of at least 620.
- E. You must have no records of eviction.
- F. We require favorable responses from references and previous landlords.
- G. Employment History and Sufficient Income: We require your current monthly debt obligations and new rent not be more than 40% of your gross monthly income (income before taxes) per applicant. Income must be verifiable through pay stubs, employer contact, or tax records. All other income, including self employment must be verified through tax records.
- H. Rental History must be verifiable from unbiased sources. If you're related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords, your application may be declined, or we may require a qualified co-signer on your rental agreement. Qualified co-signers must meet all screening criteria plus make 3 times the amount of rent.
- I. You will be denied if you have a conviction for any type crime that would be considered a threat to your neighbors, real property or the ability of other residents to peacefully enjoy the premises.
- J. An up-front payment of approximately **one** month's rent as a security deposit is required by cashier's check or money order when signing a rental contract.
- K. We will accept the first qualified applicant.
- L. No pets allowed.
- M. **Please note that all of our properties are smoke-free**. There is no-smoking on the property.

Required Information to Be Submitted With the Application

Please be sure the following three (3) items accompany your rental application:

1. Your application screening fee of **\$30.00** in the form of cash, cashier's check, credit card or money order for each applicant over the age of 18.
2. Picture I.D., (Driver's Driver's license, State Issued ID card, or Military card.)
3. Proof of Income: 2 months of the most current pay-stubs and most recent W-2 should be attached to the application. For self employed, 1099 applicants, your last two years of tax returns are required.

APPLICATION TO RENT OR LEASE

APPLICANT *Each Applicant over the age of 18 must complete their own application form*

First, Middle, Last Name	Date of Birth	Social Security #	Driver's License #
Other Names Used In the Last 10 Years	Home Phone	Cell Phone	Email Address

ADDITIONAL OCCUPANTS *List everyone who will live with you:*

First, Middle, Last Name	Date of Birth	Relationship To Applicant

EMPLOYMENT

	Current Employment	Prior Employment
Employer		
Address		
Employer Phone		
Job Title		
Name of Supervisor		
Dates of Employment	From: To:	From: To:
Income Per Month	\$	\$

RESIDENCE

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Owner/Manager And Phone number			
Reason For Leaving			
Last Rent Paid	\$	\$	\$

VEHICLES

	Make	Model	Color	Year	License No.
Automobiles					
Motorcycles					

PERSONAL REFERENCES

In Case Of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			

CREDIT INFORMATION Please list all your financial obligations

Name of Bank or Savings & Loan		Branch or Address		Account No.		Balance	
				Checking		\$	
				Savings		\$	
Credit Accounts	Account No.	Address/City		Phone	Balance	Due Monthly	

GENERAL INFORMATION Check answer that applies

- Do you smoke? YES NO
- Do you have any pets/animals? YES NO
- Have you ever filed for bankruptcy? YES NO
- Do you have any musical instruments? YES NO
- Do you have any water-filled furniture or do you intend to use water filled furniture in the apartment? YES NO
- Have you ever been convicted for selling, possessing, distributing or manufacturing illegal drugs or convicted of any other crime? YES NO
- Have you ever been evicted or named as a defendant in an eviction for non-payment of rent or any other reason? YES NO

Please explain any "yes" answers to the above questions:

Why are you leaving your current residence? _____

The applicant hereby applies to rent/lease Apartment at 14807 Burbank Blvd., Sherman Oaks, CA 91411 for \$2,500.00 per month, and upon owner's approval agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy. These fees will be the first month's rent of \$2,500.00 and a security deposit equal to one months rent in the amount of \$2,500.00.

The application fee of \$30.00 per applicant will be required upon submission of this application for the cost of processing, to obtain credit history, and other background information. Applicant agrees to pay for said verification via on-line (click here) or check made payable to the Rosalie Consolo. Such payment is a part of the application process and therefore is non-refundable. If applicant's check is returned for any reason, applicant shall be liable for all fees incurred by the landlord.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, Telechecks, and/or criminal background reports. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. In the event that a material misstatement or misrepresentation is discovered after Applicant is accepted as a Resident, and whether or not a Lease or Month to Month Rental Agreement is executed, Owner may, at Owner's sole discretion, deem such misstatement or misrepresentation to be a material and non-curable breach of any subsequent Lease or Month to Month Rental Agreement and grounds for rescission of the contract and immediate eviction. Applicant hereby waives any claim and releases from liability any I providing or obtaining said verification or additional information.

Applicant: _____ Date: _____
(Signature required)