

OCCUPANCY STANDARDS FOR RENTAL APPLICANTS

1958 Sagewood Way, McKinleyville CA

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR CONSIDERED. THE RENTAL REFERENCES PROVIDED MAY NOT BE RELATIVES. PROPERTY IS SHOWN TO PROSPECTIVE TENANT(S) ONLY AFTER A COMPLETED APPLICATION HAS BEEN TURNED IN AND PRE-QUALIFIED. FINAL APPROVAL OF THE APPLICATION WILL HAPPEN ONCE THE PROPERTY HAS BEEN VIEWED AND INCOME AND CREDIT HAVE BEEN VERIFIED.

A COMPLETED APPLICATION MUST BE COMPLETED FOR EACH PERSON 18 YEARS OR OLDER WHO WILL RESIDE ON THE PREMISES AND MUST INCLUDE:

1. Two (2) previous local rental reference, which must include:
 - Name, address and telephone number of owner or landlord
 - Address or unit number of the rental unit you occupied
2. A copy of a valid California or other state driver's license.
3. A signed copy of the authorization to run a credit report for each person over the age of 18 who is to occupy the property. This is NOT required to submit an application BUT will be required to approve an application.
4. Your completed application may be rejected for the reasons or items which may include but are not limited to the following:
 - History of unjustified and chronic nonpayment of rent or financial obligations.
 - History of living or housekeeping habits that would pose a direct threat to the health and/or safety of other individuals or would result in damage to the property or the property of others.
 - History of disturbance of neighbors, history of violence and/or harassment of neighbors.
 - History of breaking the terms and conditions of previous rental agreements or leases.
 - Lying or deliberate omission of relevant information from rental application or material or information requested by rental agent.
5. You must provide verification of your income to meet qualifications based on the premise that your housing cost should not exceed 25 to 30% of your monthly income. Applicants may also include as income, monthly monetary gifts and upon approval of management, include a person other than the applicant to co-sign and offer a guarantee of rent. This person will be required to meet the same requirements as the applicant.
6. This property is limited in occupancy to a maximum of six (6) persons. Parking LIMITED to two (2) vehicles.
7. A security deposit to be paid upon execution of a lease/rental agreement. Monthly rent will be payable on the first of each month.
8. NO PETS OF ANY KIND, INCLUDING FISH, BIRDS AND/OR REPTILES ARE ALLOWED.
9. **THIS PROPERTY IS NON-SMOKING!!!** Our rental is a "Drug Free Housing" property. Tenants are required to be in compliance with both State and Federal Laws.

Applicant acknowledges receipt of this document. Applicant _____ / _____





APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 12/19)

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 1958 Sagewood Way, McKinleyville, CA 95519-3683 ("Premises") Rent: \$ _____ per _____ Proposed move-in date _____

3. PERSONAL INFORMATION

A. FULL NAME OF APPLICANT _____

B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)

C. 1. Driver's License No. _____ State _____ Expires _____

2. See section II, 4 for Social Security Number/Tax Identification Numbers. Such number shall be provided upon request from Landlord/Manager/Agent.

D. Phone number: Home _____ Work _____ Other _____

E. Email _____

F. Name(s) of all other proposed occupant(s) and relationship to applicant _____

G. Pet(s) (Other than service or companion 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 _____ Phone _____

J. Does applicant or any proposed occupant plan to use liquid-filled furniture? [] No [] Yes Type _____

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 asked to move out of a residence? [] No [] Yes

If yes, explain _____

M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last seven years? [] No [] Yes

If yes, explain _____

(After completing a credit review, Landlord may consider the nature of the felony and the length of time since it occurred so long as the felony is directly related to the applicant's ability to meet its obligations under the lease terms, and any other relevant mitigating information pursuant to 2 CCR §12266.)

4. RESIDENCE HISTORY

Current address _____

City/State/Zip _____

From _____ to _____

Name of Landlord/Manager _____

Landlord/Manager's phone _____

Do you own this property? [] No [] 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? [] No [] Yes

Reason for leaving this address _____

Applicant's Initials (_____) (_____)



Property Address: 1958 Sagewood Way, McKinleyville, CA 95519-3683 Date: _____

5. EMPLOYMENT AND INCOME HISTORY

Current employer _____	Previous employer _____
Current employer address _____	Prev. employer address _____
From _____ To _____	From _____ To _____
Supervisor _____	Supervisor _____
Supervisor phone _____	Supervisor phone _____
Employment gross income \$ _____ per _____	Employment gross income \$ _____ per _____
Other income info _____	Other income info _____

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 _____

9. 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 receive more than one application for the Premises and, will select the best qualified applicant; and (iii) Applicant will provide a copy of applicant's driver's license or other acceptable identification 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; (ii) obtain a credit report on applicant; and (iii) obtain an "Investigative Consumer Report" ("ICR") on and about applicant. An ICR may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, and employment and tenant history. By signing below, you also acknowledge receipt of the attached NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW (C.A.R. form BIRN).

Please check this box if you would like to receive, at no charge, a copy of an ICR or consumer credit report if one is obtained by the Landlord/Manager/Agent whenever you have a right to receive such a copy under California law.

10. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents with whom applicant has had, or intends to have, a rental relationship.

If application is not fully completed, or if section II, 2 is applicable and the application is received without the full screening fee: (i) the application will not be processed, and (ii) the application and any portion of the screening fee paid will be returned.

Applicant Signature _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: **Alto Property**

Address 2395 Central Ave City McKinleyville State CA Zip 95519-3613



II. SCREENING FEE

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

- 1. Applicant will provide screening information and fee directly to Landlord/Manager/Agent's authorized screening service at TransUnion SmartMove.
- OR 2. Applicant shall pay a nonrefundable screening fee of \$ _____, directly to Landlord/Manager/Agent, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov.)
 - \$ _____ for credit reports prepared by _____ *Type vendor name here* _____;
 - \$ _____ for _____ (other out-of-pocket expenses); and
 - \$ _____ for processing.
- 3. If 2 is selected, and the application is received without the full screening fee: (i) Landlord/Manager/Agent will notify Applicant, (ii) the application will not be processed, and (iii) the application and any portion of the screening fee paid will be returned.
- 4. Applicant shall provide Social Security Number/Tax Identification Number to Landlord/Manager/Agent.

The undersigned has read the foregoing section regarding the screening fee and acknowledges receipt of a completed copy.

Applicant Signature Date

Landlord/Manager/Agent acknowledges receipt of this entire Application to Rent/Screening Fee.

By: _____ DRE Lic. # _____ Date _____

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REAL ESTATE BUSINESS SERVICES, LLC.
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525 South Virgil Avenue, Los Angeles, California 90020



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APPLICATION TO RENT/SCREENING FEE (LRA PAGE 3 OF 3)



NOTICE REGARDING BACKGROUND INVESTIGATION REPORTS PURSUANT TO CALIFORNIA LAW

(C.A.R. Form BIRN, 12/19)

Alto Property

(the "Landlord") intends to obtain information about you from an investigative consumer reporting agency and/or a consumer credit reporting agency for the purpose letting a dwelling. Thus, you can expect to be the subject of "investigative consumer reports" and "consumer credit reports" obtained for housing purposes. Such reports may include information about your character, general reputation, personal characteristics and mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency ("CRA"), the Landlord may investigate the information contained in your rental application and other background information about you, including but not limited to obtaining a criminal report, eviction report, verifying references, work history, your social security number, and other information about you, and interviewing people who are knowledgeable about you. the results of this report may be used as a factor in making housing decisions. The source of any investigative consumer report (as that term is defined under California law) will be:

CRA: Trans Union SmartMove, Address: _____
Telephone: (866)775-0961 Email: _____

The Landlord agrees to provide you with a copy of an investigative consumer report when required to do so under California law.

Under California Code Civil Code section 1786.22, you are entitled to find out from a CRA what is in the ICRA's file on you with proper identification, as follows:

- In person, by visual inspection of your file during normal business hours and on reasonable notice. You also may request a copy of the information in person. The CRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- A summary of all information contained in the CRA's file on you that is required to be provided by the California Civil Code will be provided to you via telephone, if you have made a written request, with proper identification, for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.
- By requesting a copy be sent to a specified addressee by certified mail. CRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the CRAs.

"Proper Identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the CRA require additional information concerning your employment and personal or family history in order to verify your identity.

The CRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. A CRA may require you to furnish a written statement granting permission to the CRA to discuss your file in such person's presence.

The undersigned acknowledges receipt of this Notice Regarding Background Investigation Reports Pursuant to California Law.

Applicant Signature _____

Date _____

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NOTICE REGARDING BACKGROUND INVESTIGATION REPORTS PURSUANT TO CALIFORNIA LAW (BIRN PAGE 1 OF 1)