



RENTAL APPLICATION
 2575 Pio Pico Dr. #101, Carlsbad, CA 92008
 Phone (760)434-1791 • Fax (760)434-5413
 www.RentRPM.com Info@RentRPM.com



CALIFORNIA
ASSOCIATION
OF REALTORS®



Property: _____ # _____ Rent: \$ _____ Deposit: \$ _____

Comment(s): _____

PLEASE READ

Thank you for submitting this application to Real Property Management. Please provide all information required below. Incomplete applications will delay the screening process, which may result in the denial of your application. Any false or misrepresented information submitted or information obtained, which proves the application to be fraudulent, will result in disqualification and denial. **PLEASE PRINT CLEARLY.**

Applicant(s): Last First (I) Social Security No. Birth Date Driver's License No./State
 1) _____ - _____ - _____ / ____/____ / _____

Email address: _____ Cell phone: _____ Work phone: _____

Applicant(s): Last First (I) Social Security No. Birth Date Driver's License No./State
 2) _____ - _____ - _____ / ____/____ / _____

Email address: _____ Cell phone: _____ Work phone: _____

PLEASE PROVIDE YOUR RESIDENTIAL HISTORY FOR THE PAST 3 YEARS (Beginning with the most current address)

Current Address: _____ City _____ State/Zip _____

Landlord's Name & Telephone No. _____ () _____ - _____ Rent (monthly): \$ _____

From ____/____/____ to ____/____/____ Reason for Leaving: _____

Previous Address: _____ City _____ State/Zip _____

Landlord's Name & Telephone No. _____ () _____ - _____ Rent (monthly): \$ _____

From ____/____/____ to ____/____/____ Reason for Leaving: _____

Prior Address: _____ City _____ State/Zip _____

Landlord's Name & Telephone No. _____ () _____ - _____ Rent (monthly): \$ _____

From ____/____/____ to ____/____/____ Reason for Leaving: _____

OTHER ADDRESSES IF ABOVE IS LESS THAN 3 YEARS, (Attach separate sheet)

PLEASE PROVIDE EMPLOYMENT INFORMATION

Applicant-1 Employer: _____ Position: _____ Telephone No. () _____ - _____

Address: _____ How Long: _____ Gross Monthly Income: \$ _____

Applicant-1 Employer: _____ Position: _____ Telephone No. () _____ - _____

Address: _____ How Long: _____ Gross Monthly Income: \$ _____

Applicant-2 Employer: _____ Position: _____ Telephone No. () _____ - _____

Address: _____ How Long: _____ Gross Monthly Income: \$ _____

Applicant-2 Employer: _____ Position: _____ Telephone No. () _____ - _____

Address: _____ How Long: _____ Gross Monthly Income: \$ _____

PLEASE PROVIDE VEHICLE INFORMATION

	Make	Model	Color	License Plate #	Year
1)	_____	_____	_____	_____	_____
2)	_____	_____	_____	_____	_____
3)	_____	_____	_____	_____	_____

LIST ALL OTHER OCCUPANTS (Please list all occupants under the age of 18. Any occupant 18 years or older must complete an application.)

Occupant's Full Name	Relationship	Birth Date	Occupant's Full Name	Relationship	Birth Date
1) _____	_____	____/____/____	3) _____	_____	____/____/____
2) _____	_____	____/____/____	4) _____	_____	____/____/____

In case of an emergency contact: _____ Relationship: _____ Telephone No. () _____ - _____

Nearest relative, not living with you: _____ Relationship: _____ Telephone No. () _____ - _____

Relative's address: _____

DO YOU HAVE: Water Filled Furniture () Yes () No If yes, describe: _____

Animal(s) () Yes () No If yes, Name: _____ Type/Breed: _____ Weight: _____ Age: _____

LITIGATION

1) Have you ever been delinquent in payment of your rent or any other financial obligations? () Yes () No If yes, explain: _____

2) Have you ever filed Bankruptcy? () Yes () No Chapter: _____ When: _____ Where: _____ Matter Discharged: () Yes () No

3) Have you ever been a defendant in any civil matter involving a Summons and Complaint for Restitution of Premises (Eviction, Unlawful Detainer Action), lawsuit or defaulted on any obligation of Rental Agreement or Lease? () Yes () No If yes, please explain: _____

4) Have you ever been convicted of a crime? () Yes () No If yes, please explain: State _____ County: _____ Charge(s) _____

RENTAL APPLICATION INSTRUCTIONS

Please complete your application **IN FULL. Incomplete, misrepresented or fraudulent applications will be subject to delay, disqualification and/or additional fees may be levied prior to continuation of the screening process. When submitting your application, please attach and/or provide the following:**

CASH OR MONEY ORDERS ONLY

1. **\$40.00 PER ADULT** In compliance with CA CC § 1950.6(b); The Bureau of Labor Statistics (www.bls.gov) inflation calculator; and the Department of Consumer Affairs, the applicable screening fee can be no greater than \$44.50 per applicant as of 2012. RPM's Application screening fee breakdown is as follows: **Credit Report Fee: \$15.00 Processing, Review and out-of-pocket expenses to RPM: \$25.00**
2. **VALID PHOTO ID:** Driver's License, Military ID, or Passport required for **each Adult/Occupant/Applicant**. A valid Resident Alien Card or valid foreign driver's license are also acceptable.
3. **PROOF OF INCOME:** Two (2) most recent paycheck stubs, Leave and Earning Statement, or if self-employed, provide your last three (3) bank statements (from one account, summary of deposits page only).
4. **BANKRUPTCY:** Must be Discharged (provide proof) and no more than one (1) bankruptcy within allowable time.
5. **MISC. DOCUMENTS(s)** Submit any additional document(s) that you feel may assist and/or support your status for qualification.
6. **ROOMMATE CHANGES** A one-time fee of \$125.00 is charged for each roommate change or addition. This fee covers the \$40.00 screening fee as well as remaining move-in expenses. Should the applicant not qualify, the \$85.00 balance of this charge will be refunded as move-in related tasks will not be required nor costs incurred.

IMPORTANT

Please review the following notices carefully. These rules must be complied with and are strictly enforced. Note -

Re-Entry Fee

In compliance with RPM requirements governing incorrect, negligent or misrepresented information remitted on a rental application, a \$25.00 re-entry fee will be required and must be paid prior to the continuation of the screening process. Please read the following explanations carefully. Requirements are strictly enforced, without exception:

Fraudulent Information: Including but not limited to; Social Security Numbers, Addresses, Telephone Numbers, etc. that are found to be intentionally fraudulent will be a factor for disqualification.

Non-Responsive Applicant: Failure to respond to inquiries regarding information needed to complete the screening process. (Applications are held for 1 week after notification before enforcement of denial)

Disagreements & Disputes

Any alleged misinformation (financial, employment, litigation, residency, etc.) is **NOT** the responsibility, nor the duty of RPM to correct or alter. It is your responsibility to investigate and have any alleged incorrect or fraudulent information removed from your file.

Consumer Credit Report

Civil Code Section 1950.6 (f) provides that a copy of your credit report is available upon request at "No Charge." A copy will be provided for you if you would like one. Please be aware that only the person who is the subject of that credit report is allowed to receive the copy.

Delivery of Premises

Lessor has no liability to Applicant(s) if Lessor cannot deliver the premises to Applicant(s) due to holding over by the present occupant without Lessor's consent.

BASIC FACTORS USED IN DETERMINING APPROVAL

- | | |
|--|---|
| 1) Credit Rating/History (600+ FICO and 51% positive accounts) | 8) Must provide documented income (paystubs or bank statements) |
| 2) Residential History for past 3 years * | 9) Bankruptcy Status (Dismissed, Incomplete, Discharged) |
| 3) Civil Litigation Record (No Judgments/Liens/or Evictions) | 10) Any Fraudulent Information Provided on Application |
| 4) Criminal Litigation Record | 11) Foreclosure/Short Sale Record |
| 5) Employment History (at least 6 months employment record) | 12) Owing back rent and/or damages to previous landlord(s) |
| 6) Sufficient Income (Income to equal 3 X's amount of rent) | 13) Status of payments on revolving Student Loans |
| 7) Identification Verification (Driver's License) | |

*Based upon the information received and reviewed, RPM and/or the property owner reserve the right to increase the security deposit for applicants who do not meet all qualifications. Negative factors discovered in the screening process (in whole or part) may result in your application being denied or disqualified.

AUTHORIZATION/ RELEASE AND DEPOSIT WITHHOLDING

Applicant(s) attest that all information provided is true and correct and hereby authorizes Real Property Management to: (i) verify the information provided; and (ii) obtain a credit report on applicant(s) and other reports, warnings and verifications on and about applicant(s), which may include, but not limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, employment history and tenant history. Applicant(s) further authorize Real Property Management to disclose information to prior or subsequent owners and/or agents. Applicant(s) understand that this information can be shared with any creditor upon request. Applicant(s) also understand that the screening fee for processing this application is non-refundable (even in the event of being denied) & will not be applied to future rent and that payment for the application process (**\$40.00 per adult**) is acceptable in the form of "**Cash**" or "**Money Order**" only. Applicant(s), are aware and agree that after being notified of "Approval to Rent", 2 business days (unless otherwise negotiated) are allotted to remit the Holding Deposit to R.P.M. in full, receipt of which is acknowledged as a non-interest bearing deposit, and an agreement to rent. In the event the Applicant(s) fail and/or refuse to enter into the contemplated lease after paying the deposit, the Lessor reserves the right to retain any portion of the Applicant's full deposit to cover the costs related to the advertising, re-renting and/or any lost rent. After applicant(s) execute the lease agreement, the Holding Deposit will become the Security Deposit held in Trust until move-out. **The Applicant(s) understand and agree to provide all "move-in" moneys (Holding/Security Deposit and First Month's Rent) by means of certified funds, ie: Cashier's Check, Money Order, or Bank Check. CASH and/or PERSONAL CHECKS WILL NOT BE ACCEPTED.**

I/we have read this form, understand and am/are in agreement with its content.

Applicant-1: (Name) _____

Dated: _____

(Signed) _____

Applicant-2: (Name) _____

Dated: _____

(Signed) _____

Current Address: _____