

the rental connection

VACATION & LONG TERM DESERT HOMES

LEASE APPLICANT: GUIDELINES AND REQUIREMENTS

All vacant, or on-notice units are offered on a "first come, first served" basis to qualified applicants without discrimination, regardless of applicant's race, color, religion, sex, sexual orientation, age, marital status, parental status, national origin, physical handicap, physical or mental disability. If more than one application is accepted on a property, all applications will be processed and presented to the property owner for final approval. The unit **MUST** be personally viewed by all applicants prior to lease signing. Application & credit check required for ALL PERSONS 18 years of age & over.

INCOME REQUIREMENTS/ PROOF OF INCOME:

It is recommended that the applicant's household income be two to three times the projected monthly rent. It must be **verifiable** income. All applicants must show proof of income by providing their last months pay-stubs.

HISTORY:

All applicants must have acceptable and verifiable rental history for at least the past year.

CREDIT:

A consumer credit report and a public records search (including civil & criminal) will be obtained on each applicant. All applicants must have credit in good standing, with no eviction or bankruptcy within the past two years.

PETS – TYPE, SIZE AND QUANTITY:

IF accepted, All pets must be approved by property owner and an additional pet deposit and pet addendum will be required.

SMOKING PROHIBITION:

All applicants must state whether they are smokers or not. The majority of our properties are NON-SMOKING units. Owner must approve smoking in unit.

To process the rental application, applicants MUST provide the following:

1. Current drivers license or state ID card.
2. Social Security Card.
3. One month of most recent pay-stubs and/or bank statements, and/or tax returns.
4. Landlord/Property Manager and phone number with the amount of rent paid each month and reason for leaving.
5. \$30.00 money order per applicant for the credit check fee. This is non-refundable, and does not apply to the security or rent amount.
6. Deposit of \$100.00 or more, in a check or money order to hold property. This is refundable only if applicant is ineligible per the credit/rental verification.
7. PLEASE NOTE: **MOVE-IN COSTS**, are required to be in **2 separate Money orders or cashier's checks ONLY, NO EXCEPTIONS. One for security deposit due and one for rent due (including any pro-ration).**

*Don't forget to sign the application!

~Thank you.

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RENTAL APPLICATION

A separate application is required for anyone 18 years of age and over

Requested Move-In Date: _____ Length of Lease: _____ Price Range: _____

Requested Address: _____ Alternate Address: _____

Thank you for applying to rent with us. Please provide us with all the information requested below. Incomplete information will only delay the processing of your Rental Application. **PLEASE PRINT CLEARLY.**

OCCUPANTS

Name: _____ SS # _____ Birthdate: ____/____/____
First Middle Last Jr. Sr. III Mo. Day Year

Other Names You've Used: _____ Driver's Lic #: _____ State: _____
First Middle Last (Or State ID #)

Current Phone: (____) _____ (____) _____ (____) _____
Area Code Home Area Code Work Area Code Cell

E-Mail Address: _____

List All Other Occupants to Live in Residence: (Attach a separate piece of paper if more than three others.)

FULL NAME	COMPLETED APPLICATIONS?			AGE	RELATIONSHIP
	Yes	No	Minor		
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RENTAL HISTORY PLEASE LIST YOUR RENTAL HISTORY FOR NO LESS THAN TWO YEARS.

1) CURRENT ADDRESS:

Number Street Apt No. City State Zip

From: _____ To: _____ Amt Rent Paid: _____ Apt Complex Name: _____

Owner/Manager: _____
Full Name Number Street Apt No. City State Zip

Mortgage Co. (If Owned): _____
Name Address Loan Number

Owner/Manager or Mortgage Co. Phone #: (____) _____ Reason for Leaving: _____
Area Code (Daytime)

2) PREVIOUS ADDRESS

Number Street Apt No. City State Zip

From: _____ To: _____ Amt Rent Paid: _____ Apt Complex Name _____

Owner/Manager _____
Full Name Number Street Apt No. City State Zip

Mortgage Co. (If Owned) _____
Name Address Loan Number

Owner/Manager or Mortgage Co. Phone #: (____) _____ Reason for Leaving: _____
Area Code (Daytime)

NOTE: If more than two addresses are needed, to fulfil requirement, attach a separate piece of paper.

EMPLOYMENT

Current Employer Name: _____

Supervisor: _____ Business Phone: (____) _____
Full Name Position Area Code

Address: _____ Business Fax: (____) _____

Gross Monthly Salary \$ _____ Position: _____ How Long: _____ Years. _____ Months.

BANKING INFORMATION

CHECKING ACCOUNT:

Bank Name _____ Branch _____ City _____ Phone _____ Account No. _____

SAVINGS ACCOUNT:

Bank Name _____ Branch _____ City _____ Phone _____ Account No. _____

REFERENCES

FAMILY:

Full Name _____ Number _____ Street _____

City _____ State _____ Zip _____ Relationship _____ Phone _____

EMERGENCY:

Full Name _____ Relationship _____ Phone _____

MISCELLANEOUS INFORMATION

PETS: Description - Type/Color _____ Number _____ Size _____ Name _____ WATER-FILLED FURNITURE: Description _____ Size _____

DO YOU SMOKE? **YES NO** (Circle One)

AUTOMOBILES / MOTORCYCLES / BOATS TO BE PARKED ON PREMISES:

Make _____ Model _____ Color _____ Year _____ License Number _____ State _____

Make _____ Model _____ Color _____ Year _____ License Number _____ State _____

HAVE YOU EVER BEEN DELINQUENT IN PAYMENT OF YOUR RENT? **YES NO** (Circle One) If Yes, please explain below:HAVE YOU EVER BEEN DELINQUENT IN PAYMENT OF ANY OTHER FINANCIAL OBLIGATION? **YES NO** (Circle One) If Yes, please explain:HAVE YOU EVER BEEN A DEFENDANT IN AN UNLAWFUL DETAINER (EVICTION) LAWSUIT OR DEFAULTED (FAILED TO PERFORM) ANY OBLIGATION OF A RENTAL AGREEMENT OR LEASE? **YES NO** (Circle One) If Yes, please explain below:HAVE YOU EVER BEEN CONVICTED OF OR PLEADED NOT CONTEST TO A FELONY? **YES NO** (Circle One) If Yes, please explain:**THANK YOU FOR APPLYING TO RENT WITH US!**

Your rental application will be screened through the tenant credit bureau of our choice and a public records search including civil & criminal. As the property owner's agent, we will verify the information on your rental application. Normally, it only takes a short time for your application to be processed. Sometimes delays occur because of incomplete information or by listed references which have not been authorized to confirm the information. By observing the following, you can ensure your application is processed smoothly:

1. Be sure that your application is completely filled out.
2. Please contact each of your listed references and AUTHORIZE them to release confirming information when contacted by the credit agency or The Rental Connection,
3. We may request that you provide copies of certain documents to clarify information on your application, i.e. the LES of military personnel or the summary page of the last tax return if self-employed.
4. A Holding Deposit is required in order to hold the property during processing. If the application is accepted, the Holding Deposit will be applied toward move-in monies. However, if cancellation occurs the Holding Deposit may be forfeited. If your rental application is denied by us, the Holding Deposit will be refunded. PLEASE NOTE: **MOVE-IN COSTS**, are required to be in **2 separate** Money orders or cashier's checks ONLY, **NO EXCEPTIONS**; one for security deposit due and one for rent due (including any pro-ration).

The information on this application is true and correct to the best of my knowledge. I hereby authorize, on behalf of the property owner, THE RENTAL CONNECTION and/or its agents to verify the above information and obtain a consumer report from the credit bureau of your choice and a public records search including civil & criminal. I authorize the credit agency to provide applicant information to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies, if requested. I understand that the \$30.00 application fee will not be refunded if this application is declined.

SIGNATURE: _____ DATE: _____