



DRE #01845588

ALL ABOUT PROPERTIES, INC. LEASING POLICY

We provide equal housing opportunities for all. We abide by all fair housing laws and do not discriminate on the basis of race, color, religion, sex, disability, national origin, familial status, ancestry, age, marital status, source of income, sexual orientation or other factors that are unrelated to an applicant's ability to comply with the rental agreement and policies.

Please review the following qualifying standards and if you feel you meet the criteria, please complete the attached application.

1. **A completed application for all applicants 18 years or older.**
2. **Two forms of identification must be shown.** We require a copy of both at the time the lease/rental agreement is signed.
3. **Two years of verifiable rental history from an unbiased source.** Applicants who are related by blood or marriage to previous landlords or do not have two years of verifiable rental history might be required to have a co-signer and/or pay an additional security deposit. All co-signers must complete an application and meet qualifying standards as well.
4. **A combined gross income of all applicants of at least 3 times the rent.** Please provide proof of ability to pay rent through sources such as employer contact, pay stubs, tax records, government assistance and/or bank statements.
5. **A satisfactory credit report.** Applicants who have low credit scores might be required to have a co-signer and/or pay an additional security deposit.

An application may be denied for any of the following reasons but not limited to:

- ❖ Incomplete or false information
- ❖ Inability to verify rental history or poor references from previous landlords
- ❖ Inadequate verifiable income to meet rental criteria
- ❖ Poor credit report, judgments, evictions or financial delinquency

(Approvals/denials are at the sole discretion of Owner/Agent)

Each applicant must pay a non-refundable **\$35.00** credit/criminal check fee at the time application is accepted. We accept cash, money orders or cashier's check for fees. **We have a firm no check policy.** We process all applications in the order in which they are received, on a first-come, first-served basis. We will accept the first qualified applicant.

All About Properties, Inc. PO BOX 3943 Pinedale, CA 93650-3943

559-708-7718 559-439-2543 fax

www.contact@allaboutproperties.info





CRIMINAL ACTIVITY ADDENDUM

Have you or any member of your household ever been convicted of a felony or pled guilty or “no contest” to a felony, whether or not resulting in a conviction? Yes No

Have you or any member of your household ever been convicted of, or pled guilty or “no contest” to, engaging in the illegal manufacture, sale, distribution, use, or possession of an illegal drug or controlled substance, whether or not resulting in a conviction? Yes No

Have you or any member of your household ever been convicted of, or pled guilty or “no contest” to, engaging in acts of violence or threats of violence, including, but not limited to, unlawful activity involving weapons or ammunition, whether or not resulting in a conviction? Yes No

Have you or any member of your household ever been convicted of a felony or pled guilty or “no contest” to a criminal complaint involving sexual misconduct, whether or not resulting in a conviction? Yes No

All questions must be answered. If you have answered “yes” to any question, please provide an explanation, including the date, circumstances, and the nature of the offense.

CONSENT & VERIFICATION

I understand that my occupancy is contingent upon meeting management’s criteria. All information supplied will be used to determine my household’s eligibility for housing. I authorize the verification of all such information. I consent to allow Owner/Agent to disclose any information obtained to previous, current, or subsequent Owners/Agents, Law Enforcement, and any others deemed appropriate.

I further understand that providing any false, fraudulent, misleading or incomplete information can cause a delay in processing and may be grounds for denial of tenancy; and in the event that I become a tenant or I am an existing tenant, would be considered a material breach of my rental agreement and can be used as grounds to immediately terminate my tenancy.

Any “yes” response on this addendum may lead to rejection of my application or the immediate termination of my rental agreement if I am an existing tenant. I declare that all information and answers supplied during the application/recertification process by me, or on my behalf, including, but not limited to, the answers to the above-noted questions, are true and correct.

Date: _____

Signature: _____

Print Name: _____



Tenant
 Guarantor

Name of Applicant: _____

APPLICATION TO RENT

(All sections must be completed) **Individual applications required from each occupant 18 years of age or older.**

Last Name		First Name		Middle Name		Social Security Number or ITIN	
Other names used in the last 10 years				Work phone number ()		Home phone number ()	
Date of birth		E-mail address				Mobile/Cell phone number ()	
Photo ID/Type		Number		Issuing government		Exp. date	Other ID
1.	Present address			City		State	Zip
Date in		Date out		Landlord Name		Landlord phone number	
Reason for moving out						Current rent \$ /Month	
2.	Previous address			City		State	Zip
Date in		Date out		Landlord Name		Landlord phone number	
Reason for moving out						Rent at move-out \$ /Month	
3.	Next previous address			City		State	Zip
Date in		Date out		Landlord Name		Landlord phone number	
Reason for moving out						Rent at move-out \$ /Month	
Proposed Occupants: List all in addition to yourself	Name			Name			
	Name			Name			
	Name			Name			
Do you have pets?	Describe			Do you have a waterbed?	Describe		
How did you hear about this rental?							
A.	Current Employer Name			Job Title or Position		Dates of Employment	
Employer address				Employer/Human Resources phone number ()			
City, State, Zip				Name of your supervisor/human resources manager			
Current gross income		Check one					
\$		Per <input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year					
B.	Prior Employer Name			Job Title or Position		Dates of Employment	
Employer address				Employer/Human Resources phone number ()			
City, State, Zip				Name of your supervisor/human resources manager			
Other income source _____ Amount \$ _____ Frequency _____							
Other income source _____ Amount \$ _____ Frequency _____							



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Tenant
 Guarantor

Name of Applicant:

Name of your bank	Branch or address	Account Number	Type of Acct

Please list ALL of your financial obligations below.

Name of Creditor	Address	Phone Number	Monthly Pmt. Amt.
		()	
		()	
		()	
		()	
		()	
		()	

In case of emergency, notify:	Address: Street, City, State, Zip	Relationship	Phone
1.			
2.			

Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation	Phone
1.				
2.				

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Other motor vehicles: _____

Have you ever filed for bankruptcy? _____ Have you ever been evicted or asked to move? _____



- Tenant
- Guarantor

Name of Applicant: _____

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT

Landlord does not intend to request an investigative consumer report regarding the Applicant.

Unless the box above is checked, Landlord intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification, as follows: (1) You may appear at the investigative consumer reporting agency identified below in person, (2) you may make a written request for copies to be sent by certified mail to a specified addressee, or (3) you may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provided that this person furnishes proper identification. If you are accompanied by a person of your choosing, the agency may require you to furnish a written statement granting permission to the investigative consumer reporting agency to discuss your file in the other person's presence. The agency that will prepare the report(s) identified in this section is listed below:

Name of Agency

Address of Agency

If you would like a copy of the report(s) that is/are prepared, please check the box below:

I would like to receive a copy of the report(s) that is/are prepared

If the box above is checked, Landlord agrees to send the report to Applicant within three (3) business days of the date the report is provided to Landlord. Landlord may contract with another entity to send a copy of the report.

Applicant represents that all the above statements are true and correct, authorizes verification of the above items, and agrees to furnish additional credit references upon request. Applicant authorizes Landlord to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history. Applicant consents to allow Landlord to disclose tenancy information to previous or subsequent Landlords.

Landlord will require a payment of \$ _____, which is to be used to screen Applicant.

The amount charged is itemized as follows:

- 1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ _____
- 2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ _____
- 3. Total fee charged \$ _____

The undersigned Applicant is applying to rent the premises designated as:

Apt. No. _____ Located at _____

The rent for which is \$ _____ per _____. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of \$ _____, before occupancy.

Date

Applicant (signature required)



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