

*** We work on a first come first serve basis. We will accept only ONE SET OF APPLICATIONS at a time per property***

REQUIREMENTS FOR RENTING

- 1) Applications must be filled out completely and neatly. Please be very specific with employment and previous landlord's addresses and phone numbers. Please list the last 2 rental references. We must have street numbers and zip codes in order to qualify application for rental.
- 2) Each person who will reside in the unit 18 years of age or older, must complete an application.
- 3) Applicant should be employed at least six (6) months on present job. Name, address, and phone number of immediate supervisor are required for verification of employment and monthly income.
- 4) Monthly income should be three (3) times greater than monthly rent for house or apartment you are applying for. (Combined income if more than one applicant)
- 5) All applications are processed through the Experian for a credit rating. Any judgements, collections, slow pay or any credit problems, can be grounds for denying this application. Any application refused because of a credit rating problem can be verified by applicant. Please contact EXPERIAN, P.O. BOX 2002, ALLEN, TX 75013-0036 OR 714-385-7000.
- 6) Realty Management Services does not discriminate in granting or denying rental applications with regard to race, color, age, religion, sex, marital status, national origin, or ancestry of the applicant; or with regard to the racial or ethnic composition of the neighborhood or geographic area surrounding the property; or the fact that you have in good faith exercised any right under various state and federal consumer laws. If at any time you feel that you have been discriminated against by Realty Management Services, please contact the Department of Fair Employment and Housing 1001 Tower Way, Suite 250, Bakersfield, CA (or) 1-800-884-1684.

INFORMATION REQUIRED FOR SUBMITTING AN APPLICATION

- 1) \$25.00 in certified funds processing fee per adult or per married couple. If identification shows maiden name, a copy of the marriage certificate must be submitted.
- 2) A photocopy of a valid driver's license, passport or government issued photo ID for all applicants 18 years and older. A photocopy of a social security card, ITIN card or receipt from Social Security with SS# listed on receipt, or copy of tax return, the first 2 pages signed or W2 for all applicants 18 years and older.
- 3) A photocopy of all income verification (i.e., recent pay stub, AFDC, SSI & SS we need award letters). All income which is automatically deposited must be accompanied by 2 months bank statements and 3 paystubs or an award letter.
- 4) **If self-employed** : you are required to submit 3 months bank statements and the last 2 years tax returns & you must also include your current profit loss statement.
- 5) Upon approval, the security cleaning deposit and the first month's rent will need to be paid within 48 hours with certified funds. **NO CASH OR PERSONAL CHECKS**
- 6) Collections and/or evictions for former residency are automatic grounds for denial .Bankruptcies must be discharged for 1 year with reestablished good credit or 2 years without reestablished credit.
- 7) If you wish to have alimony and/ or child support payments included in qualifying income, it must be court ordered and a copy of the court order must be submitted with your application.
- 8) In order for student grants/loans to be included in qualifying income, you must provide copies of the awarded grant/loan paperwork.
- 9) If applying for a property that allows pets please include a photo of your pet, breed, shot records and current license Information. Renters insurance in the amount of \$100K coverage and additional pet deposit will be required, if approved. Breed restrictions do apply!
- 10) If applying for a single family home that has a pool, upon approval applicants will be required to submit and maintain renters Insurance in the amount of \$300K coverage with "Realty Management Services" listed as additional insured. (revised 04.28.32021 WK)

REALTY MANAGEMENT SERVICES

300 H STREET
BAKERSFIELD, CA 93304
TELEPHONE (661)327-4496
FAX (661)324-2576
www.realtymanagement.com

APPLICATION FOR RENTAL

INDIVIDUAL APPLICATIONS ARE REQUIRED FROM EACH OCCUPANT 18 YEARS OF AGE OR OLDER. See Rental Requirements attached to this form prior to paying fee and/or completing this application.

PROPERTY APPLYING FOR: _____

Applicant's Last Name		First	Initial	Driver's License No. & State			Soc Sec. Number		
Expected Move-In Date		Number of Occupants		Email Address:					
Do You Have Pet(s)?		How Many?	Type & Size:(Keeping of Pets requires a pet deposit and Owner's Consent.)			Current Phone #:			
Present Address		City	State	Zip	Date In	Date Out	How Long?	Area Code-Phone	Own or Rent
Name & Address of Present Landlord or Mortgage Co.							Area Code-Phone	Monthly Payment/Rent	
Reason for moving:									
Previous Address		City	State	Zip	Date In	Date Out	How Long?	Area Code-Phone	Own or Rent
Name & Address of Present Landlord or Mortgage Co.							Area Code-Phone	Monthly Payment/Rent	
Reason for moving:									
Proposed Occupants (List All In Addition to Yourself)		Name:			Name:				
		Name:			Name:				
How many vehicles will you keep at our community? _____									
Car 1: Make		Model		Year	Color	License No.	State		
Car 2: Make		Model		Year	Color	License No.	State		
Other									
Other									
Are you currently in the military? _____									

EMPLOYMENT/INCOME INFORMATION

Applicant Employed By		Work Number		Supervisor's Name			How Long Employed?
Address		City	State	Zip	Phone	Position Held	Gross Income per _____

PREVIOUS EMPLOYMENT/INCOME INFORMATION

Applicant Employed By		Work Number		Supervisor's Name			How Long Employed?
Address		City	State	Zip	Phone	Position Held	Gross Income per _____

ADDITIONAL INCOME: Additional Income such as child support, alimony or separate maintenance need not be disclosed unless such Additional Income is to be included for qualification hereunder.

Amount of \$ _____ per _____ Source: _____

BANKING INFORMATION

Name of Bank or Savings & Loan	Address	City	State	Zip

Loans & Charge Accounts(including Dept. Stores, Credit Cards, Car Loans, Etc.)

Owed To	Phone Number	Address	Balance	Mo. Pymt Amount
				Mo. Pymt Amount
				Mo. Pymt Amount
				Mo. Pymt Amount
				Mo. Pymt Amount

Have you ever filed bankruptcy? _____ If yes, was it discharged: _____ When: _____

Have you ever been convicted of selling, distributing or manufacturing illegal drugs? _____

Have you ever been evicted or asked to move? _____ If yes, give reason _____

Will you have liquid filled furniture? If yes, please describe: _____

In Case of Emergency Call	Relationship	Address	City	State	Zip	Area Code-Phone
In Case of Emergency Call	Relationship	Address	City	State	Zip	Area Code-Phone

Personal References:	Length of Acquaintance	Address	Area Code-Phone
Personal References:	Length of Acquaintance	Address	Area Code-Phone

APPLICANT HEREBY AUTHORIZES VERIFICATION OF ANY AND ALL INFORMATION SET FORTH ON THIS APPLICATION. INCLUDING RELEASE OF INFORMATION BY ANY BANK OR SAVINGS & LOAN, EMPLOYER (PRESENT OR FORMER) AND ANY LENDER. ALL SUCH INFORMATION HEREON AND RELEASED AS AUTHORIZED ABOVE, WILL BE KEPT CONFIDENTIAL. APPLICANT REPRESENTS THAT THE INFORMATION SET FORTH ON THIS APPLICATION IS TRUE AND COMPLETE. MATERIAL MISSTATEMENTS OR MISREPRESENTATIONS ON THIS APPLICATION WILL CONSTITUTE A DEFAULT UNDER THE LEASE OR RENTAL AGREEMENT BETWEEN THE PARTIES.

Owner/Agent will require a payment of \$25.00, which is to be used to screen Applicant. The amount charged is being itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$6.00
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$19.00
3. Total fee charges \$25.00

The undersigned is applying to rent the premises designated as: Apt # _____ Located at : _____

The rent for which is \$ _____ per _____. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay at all sums due, including required security deposit of \$ _____, before occupancy. Applicants who are approved to have a pet or rent a property with a pool will be required to purchase a renter's insurance policy in the amount of \$ _____ (or) \$ _____ and must add Realty Management Services as additionally insured on the policy, submit proof of coverage prior to occupancy and maintain said policy for the duration of their residency. Additionally, they will be required to pay an additional deposit for the pet(s) in the amount of \$ _____ prior to occupancy.

DATED: _____ Signature of Applicant: _____

FORMED 10/11/2004