

RENTAL QUALIFICATIONS

Anderson Management requires that every potential resident (applicant) meets the following criteria for rental approval:

APPLICATION FORM

Each person 18 years of age or older or emancipated minor is required to complete a separate rental application. Each application must be completely filled out and signed in order to be processed. Applicant understands that an investigative report including rental history, credit history, and employment history and eviction search may be completed as part of the application process.

Legible copies to the following items MUST be presented with each application:

1. Government-issued photo ID: (such as driver's license, State ID, or passport.
2. Verification of Social Security Number, or individual Taxpayer Identification Number.
3. Copy of most recent paycheck stub, or earning statement.

FEES & DEPOSIT

If applicant is accepted as a tenant, they shall pay *Anderson Management* a security deposit of not more than 2 times the rent and a \$35.00 credit check fee. All payments at move-in must be in the form of a cashier's check or money order.

RENTAL HISTORY

- 6 Applicant must have at least one-year of verifiable rental history with no complaints from current or previous landlord. Evictions will result in an automatic denial as well as any outstanding balances due or collections by former landlords.

CREDIT HISTORY

- 7 Applicant must have one year of established favorable credit history.
- 8 No collections by landlords, utility providers or returned checks.
- 9 No tax liens or judgments.

ROOMMATES

- 10 Each individual tenant is jointly and severally responsible for the entire rental payment as well as following all policies and rules. The security deposit will not be refunded in part, or in full, until the unit is vacated of everyone and everything and keys returned to this office.

RENTER'S INSURANCE

- 11 *Anderson Management* or the owner of the property insures others' personal property.

PETS

- 12 No pets are allowed on properties that have a no pet policy.
- 13 The presence of an unauthorized pet can cause the termination of the tenants' residency.

Anderson Management

124 N L Street

Tulare Ca 93274

559 686 8789 phone

559 686 8783 fax

APPLICATION TO RENT

Tenant
Guarantor

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

Form with sections for personal information, addresses, proposed occupants, income, and other details.

Name of your bank	Branch or address	Account Number

Please list ALL of your financial obligations below.

Name of Creditor	Address	Phone Number	Monthly Pymt. 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? _____

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

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 the Owner/Agent 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 Owner/ Agent to disclose tenancy information to previous or subsequent Owners/Agents.

Owner/Agent will require a payment of \$ 35.00 , 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 \$ 6.50
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ 28.50
3. Total fee charged \$ 35.00

The undersigned 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)



CRIMINAL ACTIVITY ADDENDUM

Have you or any member of your household ever been convicted of, 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 a criminal complaint involving sexual misconduct, 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 ___

All questions must be answered. If you have answered "yes" to any question, please provide an explanation below. Include the date, circumstances, and the nature of the incident.

CONSENT & VERIFICATION

I understand that my occupancy is dependent upon meeting management's resident selection criteria and housing program requirements. All information supplied here or elsewhere 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 owner/agent deems 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; or 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 for immediate termination of my tenancy. I further understand that criminal and/or other background searches may be performed at any time, including, but not limited to, the time of lease renewal and/or recertification, and may be used to determine my household's eligibility for continued housing.

Any "yes" response on this addendum may lead to rejection of my application or the immediate termination of my tenancy for cause if I am a current resident. I declare that all information and answers supplied during the process of applying, recertification, or lease renewal, by me, or on my behalf, including, but not limited to, the answers to the above-noted questions and rental application, are true and correct.

Resident

Date