



www.actionproperties.net

605 OAK STREET ROSEVILLE, CA 95678 916-786-0649 FAX: 916-786-6119

Property Address: _____ Rent \$ _____ Proposed Move In Date: _____

Applicant is completing Application as a (check one) Tenant, Tenant with co-tenant(s) or Guarantor/co-signor _____

A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT OVER 18 AGE, OR AN EMANCIPATED MINOR

Applicants Full Name: _____ **Social Security Number:** _____ **Birth Date:** _____

Home Telephone: _____ **Cell Telephone:** _____ **Work Telephone:** _____

Email Address: _____ **Driver's License** _____ **State:** _____ **Expiration:** _____

In Case of Emergency contact: _____ **Relationship** _____ **Phone:** _____ **Address:** _____

OCCUPANTS: List all persons to live at the property: (need application completed everyone over 18)

Name: _____ Social Security Number: _____ Birth Date: _____ Driver's License No _____ Exp: _____

Name: _____ Social Security Number: _____ Birth Date: _____ Driver's License No _____ Exp: _____

Name: _____ Social Security Number: _____ Birth Date: _____ Driver's License No _____ Exp: _____

RENT HISTORY List Current 1st, then last three years:

1. ADDRESS: _____ Did you own this property: Y/N City: _____ State _____ Zip _____ Move In: _____ Move Out: _____
Reason Moved: _____ Landlord's Name: _____ Contact Phone Number: _____

2. ADDRESS: _____ Did you own this property: Y/N City: _____ State _____ Zip _____ Move In: _____ Move Out: _____
Reason Moved: _____ Landlord's Name: _____ Contact Phone Number: _____

3. ADDRESS: _____ Did you own this property: Y/N City: _____ State _____ Zip _____ Move In: _____ Move Out: _____
Reason Moved: _____ Landlord's Name: _____ Contact Phone Number: _____

4. ADDRESS: _____ Did you own this property: Y/N City: _____ State _____ Zip _____ Move In: _____ Move Out: _____
Reason Moved: _____ Landlord's Name: _____ Contact Phone Number: _____

Employment History: List Current 1st, then last three years:

Current Employer: _____ Address: _____ Hire Date: _____ End Date: _____
Position/Title: _____ Gross Income \$ _____ per Weekly/Monthly/Annually

Supervisor Name _____ Contact Phone Number: _____ Reason for Leaving: _____

Previous Employer: _____ Address: _____ Hire Date: _____ End Date: _____
Position/Title: _____ Gross Income \$ _____ per Weekly/Monthly/Annually

Supervisor Name _____ Contact Phone Number: _____ Reason for Leaving: _____

Pet (s) or service animals Type: _____ Age _____ Breed: _____ Weight: _____ Spayed or Neutered: Y/N Name: _____
Type: _____ Age _____ Breed: _____ Weight: _____ Spayed or Neutered: Y/N Name: _____

Property Owner must authorize pets. Pets deposit are negotiable, the minimum deposit starts at \$500.00 per pet and may be equal to one month's rent.

Automobiles

Make: _____ Model _____ year _____ License# _____ Color: _____ Make: _____ Model _____ year _____ License# _____ Color: _____

Make: _____ Model _____ year _____ License# _____ Color: _____ Make: _____ Model _____ year _____ License# _____ Color: _____

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Application to Rent Property Page 2

Applicant agrees to the following TERMS AND CONDITIONS in applying for this property.

Application processing fee of \$35.00 per person is Non Refundable, if your application is denied for any reason it may be applied to another property at your request, but will not be refunded. Application is good on file for 60 days. Landlord or Manager or Agent may accept more than one application for the premises and, using their sole discretion, will select the best qualified applicant.

Fees: Credit Check/Background Check/Unlawful Detainer Search: \$25.00

Action Properties Processing cost: \$10.00

Application fee can only be paid by Cash, Cashier's check or Money Order; personal checks will not be accepted.

Please **Provide Pay stubs for the last three months** and if you **are self employed** we will need to view **bank statements** or tax returns to verify income. We will also need a copy of your driver's license or picture id.

General Guidelines to qualify for renting, you must have legal and verifiable income of approximately 3 times the monthly rental rate, reasonably good credit with NO evictions in the past 10 years and NO current bankruptcy proceedings; you must have at least three years of good rental history or property ownership.

Pets, Pet Deposits and Co-Signors and increased Security deposits: are negotiable items and depend on each individual homeowner. Pet Deposit start at \$500.00 and can equal up to 1 month's rent, subject to approval. If a Co-signer is considered they must also submit a completed application with a processing fee. The acceptance of a co-signer is not normal policy and may or may not be accepted.

I hereby, understand it may take between **24 and 48 hours** to process an application and said application will only be processed Monday through Friday. This time may take longer if information verifications cannot be made in a timely manner.

All Contracts are on a fixed lease. If you elect to terminate your lease you will be responsible for rent until re-rented in addition to the items listed below. You may negotiate a month-to-month lease; however, if your stay were not twelve months you would be responsible for the items outlined below:

1/2 of 1 Month's Rent & Cost to change the locks, not to exceed \$200.00,

Cost of advertising to re rent property not to exceed \$400.00 hundred. Rentals.com advertising will be a charge of \$125.00 per month

I understand that if my application is approved, to reserve the unit for occupancy, the security deposit must be paid within 24 hours of approval of this application. The security deposit and first month's rent must be paid by cashier's check or money orders.

By signing this agreement, applicant understands this does not constitute a lease agreement or approval of applications.

Applicant represents statements are true and correct. Applicant is applying to rent residential premises from Action Properties. Signing implies authorization to contact individuals listed to verify information provided. Authorization to obtain a credit report: Applicant agrees to hold harmless Action Properties, its agents or property owners for providing written or verbal communication regarding applicants credit worthiness. Applicant has read and understands and agrees to the terms and conditions as documented. It is our policy not to accept any applicants that have had previous unlawful Detainer actions. Applicant understands this is an application to rent only and does not guarantee the applicant will be offered the premises, and landlord or manger may accept more than one application for the premises and, using their sole discretion will select the best qualified applicant.

Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? Y/N
Explain: _____

Has applicant or any proposed occupant ever been convicted of or pleaded not contest to a felony? Y/N
Explain: _____

Has applicant or any proposed occupant ever been asked to move out of a residence? Y/N
Explain: _____

How did you hear about this property (circle one) Newspaper/ Actionproperties.net / Sign / Craigslist / Rentals.com / other _____

I understand that if my application is approved, to reserve the unit for occupancy, the security deposit must be paid within 24 hours of approval of this application. The security deposit and first month's rent must be paid by cashier's check or money orders.

Applicant Signature: _____ Date: _____

