

Tenant Qualifying Requirements

Prospective tenants must complete a rental application for each adult applying to rent the property

We require the following information to process the rental application:

1. Proof of gross monthly income equal to 3 times the rental amount and require 3 current bank statements showing deposits and 3 current pay stubs (if applicable). **Military applicants please provide current Leave and Earnings Statement)**
2. Valid Picture ID of all adults applying for rental home.
3. Landlord references, with accurate information pertaining to current and previous landlords, including full address of property, rental dates and valid telephone or email contact information.
4. \$25.00 application fee per adult applicant. (We do not accept credit cards) however you may use the Zelle app to make payments. Please use our email. thompson_remgmt@msn.com.

We will obtain an Experian credit report, Safe Rent Registry Search through Core Logic to include eviction, SSN and address search. Applicants are to complete, sign and date the Core Logic disclosure form included with application.

We do not accept any applicant with a current or previous unlawful detainer (eviction) on their record.

Any Bankruptcy on file must be fully discharged.

This notice is to advise you that an investigative consumer report will be made regarding your character, general reputation, personal characteristics, and mode of living. The name and address of the investigative consumer reporting agency that will prepare the report is:

CoreLogic Rental Property Solutions, LLC
3001 Hackberry Road
Irving, Texas 75063

You can receive a copy of this consumer report from:

Thompson and Associates
1120 S Main Avenue
Fallbrook, CA 92028

Check here if you wish to receive a copy of this consumer report. ☐

Additionally, pursuant to Section 1786.22 of the Investigative Consumer Reporting Agencies Act, you have the right upon request to and verification of your identity by CoreLogic Rental Property Solutions, LLC through the submission of proper identification: (1) to visually inspect all files maintained by CoreLogic Rental Property Solutions, LLC regarding you; (2) to receive a list of the recipients of any investigative consumer report about you furnished by CoreLogic Rental Property Solutions, LLC within the three (3)-year period preceding your request. You have the right to request and be provided with the address and telephone number of such recipients.

You may request to visually inspect your files in the following ways:

- **In Person Inspection.** You may inspect the files maintained by CoreLogic Rental Property Solutions, LLC about you in person during normal business hours. You may receive a copy of your file for a fee not to exceed the actual costs of duplicating your file. If you elect to inspect your file in person, you may be accompanied by one (1) other person of your choosing, who shall furnish reasonable identification. CoreLogic Rental Property Solutions, LLC may require you to furnish a written statement granting permission to CoreLogic Rental Property Solutions, LLC to discuss your file in such person's presence.
- **Certified Mail Inspection.** You may request by certified mail to CoreLogic Rental Property Solutions, LLC, along with a copy of proper identification (e.g. valid driver's license, social security account number, military identification card, or credit card), that copies of your files maintained by CoreLogic Rental Property Solutions, LLC be sent to an addressee(s) specified in your request.
- **Telephonic Inspection.** You may request in writing to CoreLogic Rental Property Solutions, LLC, along with a copy of proper identification (e.g. valid driver's license, social security account number, military identification card, or credit card), to be provided with a summary of all information in your file maintained by CoreLogic Rental Property Solutions, LLC by telephone. You will be responsible for any toll charges associated with such a call.

Name of Applicant _____

Screening Fee Paid _____

Signature _____ Date _____

Received by _____ Date _____



APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 11/13)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) ☐ tenant, ☐ tenant with co-tenant(s) or ☐ guarantor/co-signor.

Total number of applicants _____

2. PREMISES INFORMATION

Application to rent property at _____ ("Premises")

Rent: \$ _____ per _____ Proposed move-in date _____

3. PERSONAL INFORMATION

A. FULL NAME OF APPLICANT _____

B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)

C. Social Security No. _____ Driver's License No. _____
State _____ Expires _____

D. Phone Number: Home _____ Work _____ Other _____

E. Email _____

F. Name(s) of all other proposed occupant(s) and relationship to applicant _____

G. Pet(s) or service animals (number and type) _____

H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____

I. In case of emergency, person to notify _____
Relationship _____

Address _____ Phone _____

J. Does applicant or any proposed occupant plan to use liquid-filled furniture? ☐ No ☐ Yes Type _____

K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? ☐ No ☐ Yes
If yes, explain _____

L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? ☐ No ☐ Yes
If yes, explain _____

M. Has applicant or any proposed occupant ever been asked to move out of a residence? ☐ No ☐ Yes
If yes, explain _____

4. RESIDENCE HISTORY

Current address _____ Previous address _____

City/State/Zip _____ City/State/Zip _____

From _____ to _____ From _____ to _____

Name of Landlord/Manager _____ Name of Landlord/Manager _____

Landlord/Manager's phone _____ Landlord/Manager's phone _____

Do you own this property? ☐ No ☐ Yes Did you own this property? ☐ No ☐ Yes

Reason for leaving current address _____ Reason for leaving this address _____

5. EMPLOYMENT AND INCOME HISTORY

Current employer _____ Previous employer _____

Current employer address _____ Prev. employer address _____

From _____ To _____ From _____ To _____

Supervisor _____ Supervisor _____

Supervisor phone _____ Supervisor phone _____

Employment gross income \$ _____ per _____ Employment gross income \$ _____ per _____

Other income info _____ Other income info _____

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1991-2013, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

LRA REVISED 11/13 (PAGE 1 OF 2)

Applicant's Initials (_____) (_____)

Reviewed by _____ Date _____



APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

Agent: Kelley Thompson

Phone: (760)723-1708

Fax: (760)723-8716

Prepared using zipForm® software

Broker: Thompson and Associates 1120 S Main St Fallbrook, CA 92028

Property Address: _____ Date: _____

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____
Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____

8. NEAREST RELATIVE(S)

Name _____ Address _____
Phone _____ Relationship _____
Name _____ Address _____
Phone _____ Relationship _____

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) 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, and (iii) Applicant will provide a copy of applicant's driver's license upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain a credit report on applicant and other reports, warnings and verifications on and about applicant, which may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: _____
Address _____ City _____ State _____ Zip _____

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

Applicant has paid a **nonrefundable** screening fee of \$ 25.00 , applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$42.06 as of 2009.)

\$ 15.00 for credit reports prepared by EXPERIAN ;
\$ _____ for _____ (other out-of-pocket expenses); and
\$ 10.00 for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____

The undersigned has received the screening fee indicated above.

Landlord or Manager or Agent Signature _____ CalBRE Lic. # _____ Date _____

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1998-2013, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®, REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

LRA REVISED 11/13 (PAGE 2 OF 2)

Reviewed by _____ Date _____

APPLICATION TO RENT/SCREENING FEE (LRA PAGE 2 OF 2)



Untitled