

Hello!

Thank you for filling out this 'Rental Application and Screening'.

It is our intent with this rental application to collect personal identifying information (name, social security number and date of birth, etc.), address, employment, criminal and eviction history.

We require a valid government-issued photo identification in order to confirm the identity of the applicant(s) and to be in compliance with the Federal Trade Commission's (FTC's) identity theft Red Flags Rule.

We rely on an outside tenant screening company to produce a tenant screening report – to compile relevant credit, public records and other information needed to adequately vet prospective tenants. Information gleaned from the application, tenant screening report and our own research will be used to arrive at a decision based on all collected criteria.

For your information, tenant screening reports contain one or more of the following elements:

- Consumer credit report (with or without a score) – from one of the three national credit bureaus (Experian, Equifax or Transunion).
- Eviction records search.
- Criminal records search.
- Sex offender registry search.
- Specially designed nationals search (frequently referred to as an OFAC search).
- Rental references.
- Employment verifications.
- Recommendation – based on the landlord's criteria (parameters).

Our goal is to have a positive, enjoyable relationship with our property owners as well as our tenants. This means we will be sure that the owner of your new home will be available for us to communicate with in order to cover all your needs as a tenant. It also means that you, as a tenant, will pay your rent on time, communicate quickly about any problems with the home and care for the property. This has been effective in maintaining a great partnership between 'The Team' (Property Owner, Property Manager, and Property Tenant).

We look forward to the possibility of working with you and appreciate your interest in our homes!

Greg Nunes Property Management

Greg Nunes Realty

44 N. Third St.

Patterson, CA 95363
(209) 892-2000 Fax (209) 892-4950

TENANT REFERRAL FORM

**** PLEASE ONLY FILL OUT THE HIGHLIGHTED SECTIONS. ****

DATE: _____

TO: _____
(Your CURRENT Landlord/Property Owner)

PHONE: _____
(Your CURRENT Landlord/Property Owner's Phone Number)

TENANT NAME(S): _____

YOUR CURRENT RENTAL ADDRESS: _____

For GREG NUNES REALTY to fill out:

Move-In Date: _____

Number of 3 Day Notices: _____

Current Rent Amount: _____

To Pay Rent or Quit?: _____

30 Day Notice Ends: _____

Tenant Evicted?: _____

Number of Times Late: _____

Re-Rent to This Tenant?: _____

Number of NSF Checks: _____

GENERAL COMMENTS:

DON'T FORGET TO SIGN IN THE HIGHLIGHTED SECTION BELOW!

<u>APPLICANT</u>	<u>GREG NUNES PROPERTY REPRESENTATIVE</u>
PRINTED NAME: _____	PRINTED NAME: _____
SIGNATURE: _____	SIGNATURE: _____
DATE: _____	DATE: _____

If you have any further questions, please call the office at (209) 892-2000. Thank you!

GREG NUNES REALTY PROPERTY MANAGEMENT SPECIFICS:

In order for your application to be complete, please be aware of the following:

- 1) We need a completed application (initialed, signed, dated) from **EACH person over the age of 18.**
 - a) Each applicant **MUST** include their **Social Security Number/Tax Identification Number.**
 - b) Each applicant must pay the non-refundable credit/background check fee of **\$31.00 (cash only).**
 - i) We cannot accept checks or credit cards for this.
- 2) Each applicant must furnish a copy of their current **Government-Issued identification.**
- 3) We need recent **proof of income** (paystubs, etc.) from *at least* the past month.
 - a) Total combined gross (i.e., pre-tax) income of all applicants must equal **AT LEAST 3 TIMES** the amount of monthly rent.
 - i) For example: if the monthly rent is \$1500.00, the total combined gross income must be at least \$4500.00/month.
- 4) PLEASE NOTE: if any applicant has ever been evicted, we will not be able to rent to them.

Checklist	Yes	No
Signed, Initialed, Dated Application?		
Social Security Number/TIN included?		
Background Fee (\$30 cash/applicant) paid?		
Copy of Government-Issued ID included?		
Proof of Income included?		
Evicted?		

Greg Nunes Property Management

***Please note: due to the volume of applications received, any incomplete applications will not be processed, nor will Greg Nunes Realty follow up on those applications. Thank you for your understanding.**



APPLICATION TO LEASE OR RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 12/22)

I. APPLICATION TO RENT

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

1. Applicant is completing Application to Lease or Rent as a (check one) [] tenant, [] tenant with co-tenant(s) or [] guarantor/co-signor.

Total number of applicants _____

2. PERSONAL INFORMATION

A. FULL NAME OF APPLICANT _____

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

C. (1) Driver's License No. _____ State _____ Expires _____
(2) See section II, paragraph 2D for Social Security Number/Tax Identification Numbers. Such number shall be provided upon request from Rental Property Owner, Authorized Broker or Agent, or Property Manager ("Housing Provider").

D. Phone number: Home _____ Work _____ Other _____

E. Email: _____

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

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

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

I. In case of emergency, person to notify (other than occupants of applicant's household) _____
Relationship _____
Address _____ Phone _____

J. Does applicant or any proposed occupant plan to use liquid-filled furniture?..... [] Yes [] No
If yes, type _____

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

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

M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last seven years? [] Yes [] No
If yes, explain _____

(After completing a credit review, Housing Provider may consider the nature of the felony and the length of time since it occurred so long as the felony is directly related to the applicant's ability to meet its obligations under the lease terms, and any other relevant mitigating information pursuant to 2 CCR §12266.)

3. RESIDENCE HISTORY

Current address _____
City/State/Zip _____
From _____ to _____
Name of Housing Provider _____
Housing Provider's phone _____
Do you own this property? [] Yes [] No
Reason for leaving current address _____

Previous address _____
City/State/Zip _____
From _____ to _____
Name of Housing Provider _____
Housing Provider's phone _____
Did you own this property? [] Yes [] No
Reason for leaving this address _____

4. EMPLOYMENT AND INCOME HISTORY

Current employer _____
Current employer address _____
From _____ to _____
Supervisor _____
Supervisor's phone _____
Employment gross income \$ _____ per _____
Other income info _____

Previous employer _____
Previous employer address _____
From _____ to _____
Supervisor _____
Supervisor's phone _____
Employment gross income \$ _____ per _____
Other income info _____



Property Address: _____ Date: _____

5. CREDIT INFORMATION

A. CREDITORS

Name of Creditor: _____ Account _____
Monthly Payment: \$ _____ Balance Due: \$ _____

Name of Creditor: _____ Account _____
Monthly Payment: \$ _____ Balance Due: \$ _____

Name of Creditor: _____ Account _____
Monthly Payment: \$ _____ Balance Due: \$ _____

Name of Creditor: _____ Account _____
Monthly Payment: \$ _____ Balance Due: \$ _____

B. BANKING

Name of Bank/Branch: _____ Account No. _____
Type of Account: _____ Account Balance: \$ _____

Name of Bank/Branch: _____ Account No. _____
Type of Account: _____ Account Balance: \$ _____

6. PERSONAL REFERENCES

Name _____ Address _____

Phone _____ Length of acquaintance _____ Occupation _____

Name _____ Address _____

Phone _____ Length of acquaintance _____ Occupation _____

7. NEAREST RELATIVE(S)

Name _____ Address _____

Phone _____ Relationship _____

Name _____ Address _____

Phone _____ Relationship _____

8. 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) Housing Provider may receive more than one application for the Premises and, (iii) Applicant will provide a copy of applicant's driver's license or other acceptable identification upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Housing Provider to: (i) verify the information provided; and (ii) obtain a credit report on applicant and (iii) obtain an "Investigative Consumer Report" ("ICR") on and about applicant. An ICR may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, and employment and tenant history. By signing below, you also acknowledge receipt of the attached NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW (C.A.R. form BIRN).

Please check this box if you would like to receive, at no charge, a copy of an ICR or consumer credit report if one is obtained by the Housing Provider whenever you have a right to receive such a copy under California law.

9. Applicant further authorizes Housing Provider to disclose information to prior, current, or subsequent owners and/or agents with whom applicant has had, or intends to have, a rental relationship.

If application is not fully completed, or if section II, 2 is applicable and the application is received without the full screening fee: (i) the application will not be processed, and (ii) the application and any portion of the screening fee paid will be returned.

Applicant Signature _____ Date _____

Return your completed application and any applicable fee not already paid to: **Greg Nunes Realty**

Address **44 N. 3rd Street** City **Patterson** State **CA** Zip **95363**



Property Address: _____ Date: _____

II. PROPERTY INFORMATION AND SCREENING FEE

THIS SECTION TO BE COMPLETED BY HOUSING PROVIDER (applicant may fill in the "Premises" in paragraph 1A below):

1. PROPERTY INFORMATION

- A. Applicant submits this application to lease or rent for the Premises located at _____ ("Premises") or any prospective locations which may fit Applicant's rental criteria.
- B. Rental Amount: \$ _____ Rent per month.
- C. Proposed move-in date: _____.

2. SCREENING FEE

- A. Applicant will provide screening information and fee directly to Housing Provider's authorized screening service at: _____.
- B. Applicant shall pay a nonrefundable screening fee of **\$31.00** per applicant, directly to Housing Provider, applied as follows: (Civil Code Section 1950.6 sets the maximum screening fee that can be charged, as adjusted annually by the Consumer Price Index. As an example, the maximum screening fee in 2020 was \$52.46 per applicant, according to the DRE publication titled California Tenants. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov.)
 \$ **31.00** for credit reports prepared by **Landlords Protection Network** ;
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ _____ for processing.
- C. If **2B** is selected, and the application is received without the full screening fee: (i) Housing Provider will notify Applicant, (ii) the application will not be processed, and (iii) the application and any portion of the screening fee paid will be returned.
- D. Applicant shall provide Social Security Number/Tax Identification Number to Housing Provider.

The undersigned has read the foregoing section regarding the screening fee and acknowledges receipt of a completed copy.

Applicant Signature Date

Housing Provider acknowledges receipt of this entire Application to Lease or Rent/Screening Fee.

By: _____ DRE Lic.# **02178386** Date _____
Misty Stonebarger

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LRA REVISED 12/22 (PAGE 3 OF 3)

APPLICATION TO LEASE OR RENT/SCREENING FEE (LRA PAGE 3 OF 3)



NOTICE REGARDING BACKGROUND INVESTIGATION REPORTS PURSUANT TO CALIFORNIA LAW

(C.A.R. Form BIRN, Revised 6/23)

The person signing below (on behalf of the Housing Provider, if not the Housing Provider) intends to obtain information about you from an investigative consumer reporting agency and/or a consumer credit reporting agency for the purpose of letting a dwelling. Thus, you can expect to be the subject of "investigative consumer reports" and "consumer credit reports" obtained for housing purposes. Such reports may include information about your character, general reputation, personal characteristics and mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency ("CRA"), the Housing Provider may investigate the information contained in your rental application and other background information about you, including but not limited to obtaining a criminal record report, eviction report, verifying references, work history, your social security number, and other information about you, and interviewing people who are knowledgeable about you. The results of this report may be used as a factor in making housing decisions. The source of any investigative consumer report (as that term is defined under California law) will be:

CRA: Landlord Protection Agency, Address: 2777 Ravenwood Dr. Snellville, GA 30078

Telephone: (209)471-4425 Email: ltitus@yahoo.com

The Housing Provider agrees to provide you with a copy of an investigative consumer report when required to do so under California law.

Under California Civil Code § 1786.22, you, with proper identification, are entitled to find out from a CRA what is in the CRA's file on you, as follows:

- In person, by visual inspection of your file during normal business hours and on reasonable notice. You also may request a copy of the information in person. The CRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- A summary of all information contained in the CRA's file on you that is required to be provided by the California Civil Code will be provided to you via telephone, if you have made a written request, with proper identification, for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.
- By requesting a copy be sent to a specified addressee by certified mail. CRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the CRAs.

"Proper Identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the CRA require additional information concerning your employment and personal or family history in order to verify your identity.

The CRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. A CRA may require you to furnish a written statement granting permission to the CRA to discuss your file in such person's presence.

The undersigned acknowledges receipt of this Notice Regarding Background Investigation Pursuant to California Law.

Applicant Signature _____

Date _____

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BIRN REVISED 6/23 (PAGE 1 OF 1)



NOTICE REGARDING BACKGROUND INVESTIGATION REPORTS PURSUANT TO CALIFORNIA LAW (BIRN PAGE 1 OF 1)

EMPLOYMENT VERIFICATION

THIS SECTION TO BE COMPLETED BY MANAGEMENT AND EXECUTED BY TENANT

TO: (Name & address of employer) Date: _____

RE: _____ Applicant/Tenant Name Social Security Number Unit # (if assigned)

I hereby authorize release of my employment information.

Signature of Applicant/Tenant Date

The individual named directly above is an applicant/tenant of a housing program that requires verification of income. The information provided will remain confidential to satisfaction of that stated purpose only. Your prompt response is crucial and greatly appreciated.

Project Owner/Management Agent

Return Form To:

44 N. Third Street
Patterson, Ca 95363

THIS SECTION TO BE COMPLETED BY EMPLOYER

Employee Name: _____ Job Title: _____

Presently Employed: Yes ___ Date First Employed _____ No ___ Last Day of Employment _____

Current Wages/Salary: \$ _____ (circle one) hourly weekly bi-weekly semi-monthly monthly yearly other _____

Average # of regular hours per week: _____ Year-to-date earnings: \$ _____ through ___/___/___

Overtime Rate: \$ _____ per hour Average # of overtime hours per week: _____

Shift Differential Rate: \$ _____ per hour Average # of shift differential hours per week: _____

Commissions, bonuses, tips, other: \$ _____ (circle one) hourly weekly bi-weekly semi-monthly monthly yearly other _____

List any anticipated change in the employee's rate of pay within the next 12 months: _____; Effective date: _____

If the employee's work is seasonal or sporadic, please indicate the layoff period(s): _____

Additional remarks: _____

Employer's Signature Employer's Printed Name Date

Employer's Title Employer [Company] Name and Address

Phone # Fax # E-mail

NOTE: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency of the United States as to any matter within its jurisdiction.