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:
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!

APPLICANT	GREG NUNES PROPERTY REPRESENTATIVE
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		N/-
Спескизт	Yes	Νο
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.		plicant is completing Application to Lease or Rent juarantor/co-signor.	as a (cheo	ck one)	tenant with co-	tenant(s) or
n		al number of applicants RSONAL INFORMATION				
2.						
	д. В	FULL NAME OF APPLICANT Date of Birth (For purpose	of obtaining	a cradit raporte. Aga discr	rimination is prohib	vited by law)
	с.	(1) Driver's License No (10) pulpose	State	Evniree	initiation is promit	nted by law.)
	0.	 (1) Diversible role role. (2) See section II, paragraph 2D for Social Security Numb 	er/Tay Iden	tification Numbers Such	— numher shall he n	rovided upon
		request from Rental Property Owner, Authorized Broke	er or Agent.	or Property Manager ("H	ousing Provider").	
	D.	Phone number: Home Work				
	E.	Email:				
	F.	Name(s) of all other proposed occupant(s) and relationship	o to applicar			
	G.	Pet(s) (Other than service or companion animals) (number Auto: Make Model	and type)_			
	н.	Auto: Make Model `	Year	License No.	State Color	
		Other vehicle(s):				
	I.	In case of emergency, person to notify (other than occupar	nts of applic	ant's household)		
		Relationship			1	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
		Relationship Address Does applicant or any proposed occupant plan to use liqui		Ph	ione	
	J.		d-filled turni	ture?	••••••	
	12	If yes, type Has applicant been a party to an unlawful detainer action of	n filed benk	muntary within the last say		
	n.	Has applicant been a party to an unlawiul detainer action t	or med bank	rupicy within the last seve	en years /	
	T	If yes, explain Has applicant or any proposed occupant ever been asked	to move ou	of a residence?		
	М.	If yes, explain Has applicant or any proposed occupant ever been convic	ted of or ple	aded no contest to a felo	ny within the last	
		seven years?				
		lf yes, explain				
		(After completing a credit review, Housing Provider may			and the length of	time since it
		occurred so long as the felony is directly related to the app				
		other relevant mitigating information pursuant to 2 CCR §1		, .		, ,
3.	RF	SIDENCE HISTORY				
0.			Provinue	addraes		
	Cit	rent address	City/State	address		
	Ere	//State/Ziptoto	Erom	ə/Zip	to	
			Nome of	Housing Drouldor	10	
	iva	me of Housing Provider	Name or	Housing Provider		
	HO	using Provider's phone you own this property?	nousing	Provider's phone		
	Do		Dia you a	wh this property?		
	Re	ason for leaving current address	Reason	or leaving this address		
4.	ΕN	PLOYMENT AND INCOME HISTORY				
	Cu	rrent employer	Previous	employer		
		rrent employer address	Previous	employer address		
		mto	From		to	
		pervisor		or		
	Su	pervisor's phone	Supervis	or's phone		
	Fm	ployment gross income \$ per	Employn	nent gross income \$	per	
		ner income info	Other inc	come info	F ~ · .	
© 2		alifornia Association of REALTORS®, Inc.				
LR	A RI	EVISED 12/22 (PAGE 1 OF 3)		Applicant's Initials ()(
		APPLICATION TO LEASE OR RENT	SCREEN!			
		Realty Inc., 44 N. Third Street Patterson CA 95363 barger Produced with Lone Wolf Transactions (zipForm Edition	n) 717 N Harwood	Phone: (209)892-2000 St, Suite 2200, Dallas, TX 75201 y	Fax: (209)892-4950 www.lwolf.com	David DeLash

Pro	oper	ty Address: <u>., ,</u>			Date:
	CR	EDIT INFORMATION 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
	n	Monthly Payment: \$			Balance Due: \$
	в.	BANKING Name of Bank/Branch [.]			Account No
		Type of Account:			_ Account No Account Balance: \$
		Type of Account:			Account Balance: \$
6.		RSONAL REFERENCES			
	Na	me	Address		
	Ph	one	Length of acquaintance	Occupation	
	Na	me	Address		
	Ph	one	Length of acquaintance	Occupation	
7.		AREST RELATIVE(S)			
	Na	me	Address		
	Pho	one	Relationship		
	Na	me	Address		
	Ph	one	Relationship		
8.	the	Premises; (ii) Housing Pro		application for the Pren	not guarantee that applicant will be offered nises and, (iii) Applicant will provide a copy
	Api	plicant represents the above	ve information to be true and co	molete, and hereby au	thorizes Housing Provider to: (i) verify the

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		Dat	e
Return your completed application and any applicable fee not	aiready paid to: Greg Nunes Realty	/	
Address 44 N. 3rd Street	City <u>Patterson</u> S	State <u>CA</u>	Zip 95363



LRA REVISED 12/22 (PAGE 2 OF 3)

APPLICATION TO LEASE OR RENT/SCREENING FEE (LRA PAGE 2 OF 3)

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David DeLash

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

Date:

prospective locations which may fit Applicant's rental criteria.

B. Rental Amount: \$_____ Rent per month.

C. Proposed move-in date: ______.

SCREENING FEE 2.

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.)

\$ <u>31.00</u>	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

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

By:

DRE Lic.# 02178386

Misty Stonebarger

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

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David DeLash



Date

Date



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: Ititus@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.

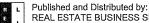
You may be accompanied by one other person of your choosing, who must furnish reasonable identification. A CRA may require you to furnish a written statement granting permission to the CRA to discuss your file in such person's presence.

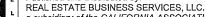
The undersigned acknowledges receipt of this Notice Regarding Background Investigation Pursuant to California Law.

Applicant Signature

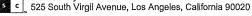
Date

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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) David DeLash

Greg Nunes Realty Inc., 44 N. Third Street Patterson CA 95363 Phone: (209)892-2000 Fax: (209)892-2000 Fax: (209)892-2000 Fax: (209)892-2000 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.jwolf.com Fax: (209)892-4950

EMPLOYMENT VERIFICATION

	(Name & address of employer)		Date:	
F .				
Lə	Applicant/Tenant Name		Social Security Number	Unit # (if assigned)
hereby	authorize release of my employment information.			
	Signature of Applicant/Tenant			Date
	ividual named directly above is an applicant/tenant confidential to satisfaction of that stated purpose on			
	Project Owner/Management Agent		AAN TH	nird Street
		turn Form To:		
	K	um Form 10.	Patterso	n, Ca 95363
,	N 7		n , t	
	ree Name: ly Employed: Yes Date First Employed		itle: No Last Day of Em	
resent	ly Employed: Yes Date First Employed	·	No Last Day of Em	ployment
resent		ourly weekly bi-v	No Last Day of Em	ployment nthly yearly other
Present <u>Current</u> Average	ly Employed: Yes Date First Employed Wages/Salary: \$ (circle one) h	ourly weekly bi-v Year-to-date earr	No Last Day of Em reekly semi-monthly mo	ployment nthly yearly other through//
resent <u>Current</u> verag	ly Employed: Yes Date First Employed Wages/Salary: \$ (circle one) h e # of regular hours per week:	ourly weekly bi-v Year-to-date earr Average # of ove	No Last Day of Em veekly semi-monthly mo ings: \$	ployment nthly yearly other through//
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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.