

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).

***Please note:** per company policy, we do not accept Section 8.

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.**
 - b) Each applicant must pay the non-refundable credit/background check fee of **\$30.00 (cash only).**
 - i) We cannot accept checks or credit cards for this.
- 2) Each applicant must furnish a copy of their current **CA 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 included?		
Background Fee (\$30 cash/applicant) paid?		
Copy of California 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.**



CALIFORNIA
ASSOCIATION
OF REALTORS®

APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 12/15)

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. 1. Driver's License No. _____ State _____ Expires _____
2. See section II for Social Security Number
 - D. Phone Number: Home _____ Work _____ Other _____
 - E. Email _____
 - F. Name(s) of all other proposed occupant(s) and relationship to applicant _____
 - G. Pet(s) (number and type) _____
 - H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____
 - I. In case of emergency, person to notify _____
Relationship _____ Phone _____
Address _____
 - 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 _____ City/State/Zip _____ From _____ to _____ Name of Landlord/Manager _____ Landlord/Manager's phone _____ Do you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes Reason for leaving current address _____ _____ _____	Previous address _____ City/State/Zip _____ From _____ to _____ Name of Landlord/Manager _____ Landlord/Manager's phone _____ Did you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes Reason for leaving this address _____ _____ _____
--	---
5. EMPLOYMENT AND INCOME HISTORY

Current employer _____ Current employer address _____ From _____ To _____ Supervisor _____ Supervisor phone _____ Employment gross income \$ _____ per _____ Other income info _____	Previous employer _____ Prev. employer address _____ From _____ To _____ Supervisor _____ Supervisor phone _____ Employment gross income \$ _____ per _____ Other income info _____
--	---



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 Social Security Number: _____ Applicant has paid a nonrefundable screening fee of **\$30.00 CASH**, 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 \$44.50 as of 2012.)

\$ _____ for credit reports prepared by **Landlords Protection Network**;
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ _____ 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 _____

© 1991-2015, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY 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 made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. 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

Reviewed by _____ Date _____

LRA REVISED 12/15 (PAGE 2 OF 2)

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

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com



test