



2750 N. Clovis Ave. Suite #127  
Fresno, CA 93727

Office: (559) 449-8888

[www.realtyproperty.net](http://www.realtyproperty.net)

Fax: (559) 449-6009

**APPLICATIONS ARE ON A FIRST COME, FIRST SERVE BASIS OF FULLY COMPLETED APPLICATIONS!**

**ALL ADULTS 18 YEARS OF AGE OR OLDER MUST PROVIDE SEPERATE APPLCATIONS**

## **RENTAL POLICIES**

**PLEASE COMPLETELY READ OVER ALL POLICIES.**

1. A fully filled out application. **NO BLANKS WILL BE ACCEPTED.**
2. Household income **MUST** be at minimum, net two times the monthly rent.
3. Residence history- **MUST** provide 10 years of history or 3 valid references.
4. A **valid Drivers License** or Identification Card, Passport or Military ID.
5. **Social Security Card. Must have signature.**
6. **MINIMUM ONE FULL MONTHS PROOF OF INCOME (MOST CURRENT) – 6 MONTHS MINIMUM IF SELF EMPLOYED OR IF USING BANK STATEMENTS.** Some examples of acceptable POI includes, but is not limited to, pay stubs or bank statements. **DO NOT** cross out any information, blackouts are not accepted. Hand written pay stubs are not accepted.
7. **\$35 non-refundable processing fee PER ADULT Cashier's Check or Money Order ONLY.**
8. **PETS:** provide a photograph of the animal along with the application. Pit-bulls/any aggressive breed will **NOT** be permitted. All other breeds are subject to management discretion.
9. Renters Insurance is **REQUIRED.** A copy of the policy is required before move-in.
10. **NO APPLICANT** can have an eviction or unlawful detainer on file. Any judgment or collection account unpaid to a previous Property Management company or providing false/ fraudulent information may result in denial.

**\*\* COPIES CAN BE MADE AT OUR OFFICE\*\***

**MUST HAVE ALL INFORMATION LISTED ABOVE TO ACCEPT THE APPLICATION AND BEGIN THE APPLICATION PROCESS.**

\_\_\_\_\_  
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**CRIMINAL ACTIVITY ADDENDUM**

Have you or any member of your household ever been convicted of a felony, or pled guilty, or “no contest” to a felony, whether resulting or not in a conviction? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you or any member of your household ever been convicted of, or pled guilty, or “no contest” to engaging in the illegal manufacture, sale, distribution, use, or possession of an illegal drug or controlled substance, whether or not resulting in a conviction? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you or any member of your household ever been convicted of, or pled guilty, or “no contest” to, a criminal complaint involving sexual misconduct, whether or not resulting in a conviction? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you or any member of your household ever been convicted of, or pled guilty, or “no contest” to, engaging in acts of violence or threats of violence, including, but not limited to, unlawful activity involving weapons or ammunition, whether or not resulting in a conviction? Yes \_\_\_\_\_ No \_\_\_\_\_

All questions must be answered. If you have answered “yes” to any questions, please provide an explanation below. Include the date, circumstances, and nature of the incident.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## CONSENT & VERIFICATION

I understand that my occupancy is contingent upon meeting management's resident selection criteria, qualifications, and housing program requirements. All information supplied here or elsewhere will be used to determine my household's eligibility for housing. I authorize the verification of all such information. I consent to allow owner/agent to disclose any information obtained to previous, current, or subsequent owners/agents, law enforcement, and any others owner/agent deems appropriate. I further understand that providing any false, fraudulent, misleading, or incomplete information can cause a delay in processing and may be grounds for denial of tenancy; or in the event I become a tenant, or I am an existing tenant, would be considered a material breach of my rental agreement and can be used as grounds to immediately terminate my tenancy. I further understand that criminal and/or other background searches may be performed at any time, including, but not limited to, the time of lease renewal and/or recertification, and may be used to determine my household's eligibility for continued housing. Any "yes" response on the addendum may lead to rejection of my application or the immediate termination of my tenancy for cause if I am a current resident. I declare that all of the information and answers supplied during the process of applying, lease renewal, or recertification, by me, or on my behalf, including, but not limited to, the answers to the above-noted questions, are true and correct.

### **EMAIL DISCLAIMER**

#### **THE PROVIDED EMAIL IS NOT A SECURE EMAIL.**

For your protection, Sender recommends that you do not send in any individual personal information via communication methods that are not secure, including via public e-communication channels, which are generally not secure and could be intercepted by a third party. If you are not comfortable with the risks associated with email and decide not to use unencrypted email to communicate with Sender, please notify the sender for additional options. Sender reserves the right to intercept, monitor, review and retain all e-communications sent to or from its systems as permitted by applicable law. Any electronic communication that is conducted within or through Sender's systems will be subject to being archived, monitored and produced to regulators and in litigation in accordance with Sender's policy and local laws, rules and regulations.

**Please be patient, the application process can take 3-5 business days to complete. You will be notified of any problem, approval, or rejection as soon as possible.**

**All approvals are at the owner's discretion. Processed by Kern Tenant Screening.**

**By signing this I understand the information stated above and agree to all terms:**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



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**PET INFORMATION**

Type: \_\_\_\_\_  
*(Dog, Cat, Etc.)*

Breed: \_\_\_\_\_  
*(Siamese, Golden Retriever, Etc.)*

Pet's Name: \_\_\_\_\_

Sex: M F Age: \_\_\_\_\_

Weight: \_\_\_\_\_

Color: \_\_\_\_\_

Please Circle:

Spayed/Neutered

Inside/Outside

Crate Trained/Not Crate Trained

Description:

\_\_\_\_\_  
\_\_\_\_\_

\*Please attach photograph

Type: \_\_\_\_\_  
*(Dog, Cat, Etc.)*

Breed: \_\_\_\_\_  
*(Siamese, Golden Retriever, Etc.)*

Pet's Name: \_\_\_\_\_

Sex: M F Age: \_\_\_\_\_

Weight: \_\_\_\_\_

Color: \_\_\_\_\_

Please Circle:

Spayed/Neutered

Inside/Outside

Crate Trained/Not Crate Trained

Description:

\_\_\_\_\_  
\_\_\_\_\_

\*Please attach photograph

# APPLICATION TO RENT

Tenant  
 Guarantor

(All sections must be completed)

**Individual applications required from each occupant 18 years of age or older.**

Last Name		First Name		Middle Name		Social Security Number or ITIN	
Other names used in the last 10 years				Work phone number (      )		Home phone number (      )	
Date of birth		E-mail address				Mobile/Cell phone number (      )	
Photo ID/Type		Number		Issuing government		Exp. date	
Other ID							
1. Present address		City		State		Zip	
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out						Current rent \$                      /Month	
2. Previous address		City		State		Zip	
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out							
3. Next previous address		City		State		Zip	
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out							
Proposed Occupants: List all in addition to yourself	Name			Name			
	Name			Name			
	Name			Name			
Do you have pets?	Describe			Do you have a waterbed?	Describe		
How did you hear about this rental?							
A. Current Employer Name				Job Title or Position		Dates of Employment	
Employer address				Employer/Human Resources phone number (      )			
City, State, Zip				Name of your supervisor/human resources manager			
Current gross income				Check one			
\$				Per <input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year			
B. Prior Employer Name				Job Title or Position		Dates of Employment	
Employer address				Employer/Human Resources phone number (      )			
City, State, Zip				Name of your supervisor/human resources manager			
Other income source _____ Amount \$ _____ Frequency _____							
Other income source _____ Amount \$ _____ Frequency _____							



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Name of your bank	Branch or address	Account Number

Please list ALL of your financial obligations below.

Name of Creditor	Address	Phone Number	Monthly Pymt. Amt.
		(      )	
		(      )	
		(      )	
		(      )	
		(      )	
		(      )	

In case of emergency, notify:	Address: Street, City, State, Zip	Relationship	Phone
1.			
2.			

Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation	Phone
1.				
2.				

Automobile: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License #: \_\_\_\_\_

Automobile: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License #: \_\_\_\_\_

Other motor vehicles: \_\_\_\_\_

Have you ever filed for bankruptcy? \_\_\_\_\_ Have you ever been evicted or asked to move? \_\_\_\_\_

Have you ever been convicted of selling, distributing or manufacturing illegal drugs? \_\_\_\_\_

**Applicant represents that all the above statements are true and correct, authorizes verification of the above items and agrees to furnish additional credit references upon request. Applicant authorizes the Owner/Agent to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history. Applicant consents to allow Owner/ Agent to disclose tenancy information to previous or subsequent Owners/Agents.**

Owner/Agent will require a payment of \$ \_\_\_\_\_, which is to be used to screen Applicant.

The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ \_\_\_\_\_
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ \_\_\_\_\_
3. Total fee charged \$ \_\_\_\_\_

The undersigned is applying to rent the premises designated as:

Apt. No. \_\_\_\_\_ Located at \_\_\_\_\_

The rent for which is \$ \_\_\_\_\_ per \_\_\_\_\_. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of \$ \_\_\_\_\_, before occupancy.

\_\_\_\_\_ Date

\_\_\_\_\_ Applicant (signature required)



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## CALIFORNIA APARTMENT ASSOCIATION CODE FOR EQUAL HOUSING OPPORTUNITY

The California Apartment Association supports the spirit and intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin.

The California Apartment Association reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public.

Therefore, as members of the California Apartment Association, we agree to abide by the following provisions of this Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy.
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering."
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.

