

APPLICATION TO RENT

4536 Freeport Blvd. Sacramento, CA 95822
 Phone: 916-457-4907 Fax: 916-457-6437
 Email: rentals@cookrealty.net

Requirements:

1. Each applicant shall have a good credit rating that will be verifiable through a credit reporting agency. An unfavorable credit report, such as a delinquent account(s) or unpaid judgment(s), will disqualify the applicant. We do not work with evictions.
2. An applicant's employment and other sources of income will be verified. The length of employment and income/job stability will be a factor of consideration. We look for *two years steady employment history* (i.e. paystubs, 2 years tax records, or W-2's.) We require a *33% rent to income ratio*. Outstanding debts and monthly obligations will be taken into consideration.
3. Current and prior landlord references will be checked. Failure to pay rent on time, to give a thirty day notice written prior to the end of tenancy, to respect the rights of other citizens, or to leave a property in good condition will disqualify the applicant. We look for two to five years steady ownership/rental history.
4. A current history of violent behavior, disruptive emotional disturbance, alcohol or drug abuse or criminal convictions for violent crimes will disqualify the applicant.
5. *Individual applications are required from each potential occupant over the age of 18 years of age. **The processing fee is a nonrefundable \$30.00 (IN CERTIFIED FUNDS) for each adult applicant.*** Married couples must file separately.
6. If any information on the application is found incorrect or misrepresented, the application process will cease.
7. If information on the application cannot be verified or incomplete, processing may be delayed or the application denied.
8. If any of these rental application requirements are not met, a Co-signer with a good credit record and meets the above set requirements may be permitted, only upon approval of the owner.
9. Failure to fill out application completely and accurately will automatically result in a denial

Application

Last Name		First Name		Middle Name		Social Security Number or ITIN	
Other names used in the past 10 years				Date of birth		Email address	
Photo ID/Type		Number		Issuing Government		Exp. Date	
Work phone number				Home phone number		Mobile/Cell phone number	
Proposed Occupants: (List all in addition to yourself)		Name		Name		Name	
Name		Name		Name		Name	
Do you have pets?		How many?		What kind?		Do you have a waterbed?	
How did you hear about this rental?							
1) Present address				City		State	
						Zip	
Move in Date		Move out Date		Owner/Agent Name		Owner/Agent Phone Number	
Current rent per month		Reason for leaving		Rental application continues on back page...			

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2) Previous address		City	State	Zip
Move in Date	Move out Date	Owner/Agent Name	Owner/Agent Phone Number	
Current rent per month	Reason for leaving	Have you ever been evicted or asked to move from a residence?		
A) Present occupation or source of income		Employer name	Supervisor name	
Dates of employment	Employer phone number	Employer address	city	state zip
B) Prior occupation or source of income		Employer name	Supervisor name	
Dates of employment	Employer phone number	Employer address	city	state zip
Current gross income \$ _____ per		Other source of income		
Name of Bank and address		Account Number		
Automobile	Make	Model	Year	Color License #
In case of emergency notify:	Name	Address: street, City, State, Zip	Relationship	Phone #
Personal Reference	Name	Address: street, City, State, Zip	Occupation	Phone #
Have you ever filed for a bankruptcy?		Have you ever been convicted of selling, distributing or manufacturing illegal drugs?		

Applicant represents that all the above statements are true and correct, authorizing verification of the above items and agrees to furnish additional credit references upon request. Applicant understands that Cook will retain this application whether or not it is approved. Applicant authorizes 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 nonrefundable \$30.00 (in certified funds) , which is to be used to screen Applicant.	Money order # _____ Amount \$ _____ Cashiers Check # _____ Amount \$ _____
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The amount charged is itemized as follows:
 \$9.25 for the actual cost of the credit report, unlawful detainer (eviction) search, and/or other screening reports.
 \$20.75 for the cost to obtain, process, and verify screening information (may include staff time and other soft costs). Total: \$30.00

The undersigning is applying to rent the premises designated as:
 Unit#: _____ Located at: _____

The rent for which is \$ _____ per month. Upon approval of this application and execution of a rental/lease agreement, the applicant shall pay all the sums due, including required security deposit of \$ _____, before occupancy (although deposit may be increased due to various circumstances i.e., pets).

APPLICANT SIGNATURE _____ DATE _____