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.
- 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.
- 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 Na		irst Name	ame Middle Name			Social Security Number or ITIN		
Other names used in the past 10 years			Date of birth			Email address		
Photo ID/Type	oto ID/Type Number		Issuing Govern	nment	Exp. Date	Other ID		
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 ab	out this rer	ntal?						
1) Present address				City			State	Zip
Move in Date Move out Da		te	Owner/Agent Name			Owner/Agent Phone Number		
Current rent per month		Reason for leaving		Rental application continues on back				
				page				

2nd page for Application To Rent

			City	State		Zip								
Move in Date	Move out Date	Owr	ner/Agent Name	Owner/Ac	gent Phone Nur	nher								
	INIOVO OUL ESIG													
Current rent per month	Reason for leaving	Hav	Have you ever been evicted or asked to move from a residence?											
A) Present occupation or sou	ırce of income	Emp	ployer name	Sup	Supervisor name									
Dates of employment	Employer phone number	Emp	ployer address	city	state	zip								
B) Prior occupation or source	e of income	Emp	ployer name	Sup	pervisor name									
Dates of employment	Employer phone number	Emp	ployer address	city	state	zip								
Current gross income \$	per	Othe	er source of income											
Name of Bank and address		Acce	ount Number											
Automobile Mak	e Model		Year	Color	License	e #								
In case of emergency notify:	Name Address	s: street,	City, State, Zip	Relationship	Pho	ne #								
Personal Reference	Name Address	s: street,	City, State, Zip	Occupation	Pho	one #								
Have you ever filed for a bankr	Have you ever filed for a bankruptcy? Have you ever been convicted of selling, distributing or manufacturing illegal drugs?													
Applicant represents	e that all the above :	etatem	cente are true a	and correct, au	thorizing									
verification of the ab						nn l								
request. Applicant u														
			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														
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