



Eminent Realty Services Incorporated

8788 Elk Grove Blvd. Bldg 3 Ste 10-D, Elk Grove, CA 95624

O: 916-200-3993 F: 916-209-8639

DRE License #: 01893526

APPLICATION FOR RENTAL

Property Address: _____

Rental Application Processing Checklist Items needed from prospective tenants

- FULLY COMPLETED Rental Application along with Rental Verification form for EACH ADULT
 - Copies of Government Issued identification cards
 - MINIMUM last two months paystubs for each applicant
 - Credit Check fee of \$10.00 for each applicant
- Please Email us the application at ygill@eminentrealty.net or Fax: 916-209-8639.

EACH ADULT APPLYING FOR UNIT MUST COMPLETE A SEPARATE APPLICATION PLEASE PRINT- All information must be completed. All blanks must be filled in. The decision to rent to you will depend in great part on your credit history and references. Only clean, responsible people who pay rent on time need apply.

YOUR PERSONAL INFORMATION

Full Name _____ Phone (____) _____ Work Phone (____) _____
Social Security Number ----- Date of Birth _____
Current Driver's License # _____ State _____
Present Address _____ City _____ State _____ Zip _____
How Long? _____ If renting, Apartment name/location _____ Phone (____) _____
Landlord/Manager name _____ Phone (____) _____
Why are you leaving? _____
Current Rent \$ _____
Previous Address _____ City _____ State _____ Zip _____
How long? _____ If renting, Apt. Name/location _____ Phone (____) _____
Landlord/Mgr's name _____ Phone (____) _____
Why did you leave? _____
Rent Payment \$ _____
Present employer _____ Position _____ How long? _____
Address _____ Supervisor's Phone (____) _____
Gross Monthly Income before deductions \$ _____
Other Income \$ _____ Source _____
Former Employer _____ Position _____ How long? _____
Address _____ Phone (____) _____
Why did you leave? _____

CREDIT REFERENCES

This may include store credit cards, Rental stores, car loans, small loans etc.

Bank _____ Acct# (s) _____ Checking Savings Loan(s) _____
City _____ State _____ Approx. Balance \$ _____ How long? _____
Other Active Credit Ref. _____ Account # _____ Exp. Date _____
Type of Account _____ Credit Limit \$ _____ How long _____ Are all payables current? _____
Other Active Credit Ref. _____ Account # _____ Exp. Date _____

Have you ever been evicted? YES [] NO []

Have you ever had a foreclosure/repossession? Yes [] No []

Date _____ If yes, explain _____

If you are not satisfied with my services please call 916-667-5959. Thank you

Have you ever filled for bankruptcy? Yes ☐ No ☐. If yes, Chapter 7 ☐, Chapter 13 ☐

Explain _____

Have you ever been convicted of a crime, other than a traffic violation? Yes ☐ No ☐

If yes, explain _____

PERSONAL REFERENCES

(List 3 persons, OTHER THAN YOUR RELATIVES that we may contact to verify your character.)

Name _____	Relationship _____	Phone (____) _____
Address _____	City _____	State _____ Zip _____
Name _____	Relationship _____	Phone (____) _____
Address _____	City _____	State _____ Zip _____
Name _____	Relationship _____	Phone (____) _____
Address _____	City _____	State _____ Zip _____

EMERGENCY

(In an emergency you may contact- List 2 starting with nearest relative first.)

Name _____	Relationship _____	Phone(____) _____
Address _____	City _____	State _____ Zip _____
Name _____	Relationship _____	Phone (____) _____
Address _____	City _____	State _____ Zip _____

OTHER INFORMATION

(Other persons, including children who will live in the dwelling unit)

Name _____	Name _____
Name _____	Name _____

*PETS

Name _____	Type _____	Weight _____	Name _____	Type _____	Weight _____
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*NOTE: No pets are allowed at any time on the premises without prior Management consent and payment of fees. NO EXCEPTIONS.

Date of desired occupancy _____ Anticipated length of stay _____

Do you own: Vacuum cleaner ☐ Lawn mower ☐ Waterbed ☐ Musical inst. ☐ Smoker yes ☐ No ☐

LIST ALL MOTOR VEHICLES, INCLUDING RECREATIONAL TO BE KEPT AT THE PROPERTY
MAKE COLOR MODEL YEAR LICENSE PLATE# STATE MONTHLY PAYMENT

_____	\$ _____
_____	\$ _____

A non-refundable application fee of **\$10.00** is required for processing this application, and is being paid herewith. The undersigned expressly agrees that if this application is approved applicant herewith agrees to rent this property. Applicant further agrees that if applicant is accepted by Management and then decides not to move into the premises, then all monies paid herewith shall be retained as liquidated damages since other prospective tenants may have been turned away and it may be necessary for Management to re-advertise the property and evaluate other applicants. Processing of application shall be as timely as possible and the results may be delivered via telephone, fax or mail. Once approved, applicant agrees to pay the balance of funds and complete the paperwork within 48 hours, otherwise management will assume that applicant has decided to forfeit the reservation/earnest money payment made herewith and will begin remarketing the property. If applicant is not approved, all monies given herewith, less application fee shown above shall be returned to the applicant. A PHOTOSTATIC COPY OF MY DRIVER'S LICENSE OR PICTURE ID CARD, SOCIAL SECURITY CARD, LATEST PAY CHECK STUB(S) AND LAST YEAR'S W-2 (s) OR COPY OF LAST YEARS INCOME TAX RETURN ARE ATTACHED TO THE APPLICATION (), OR WILL BE PROVIDED (). I declare that the application is complete, true and correct and I herewith give my permission for anyone contacted to release the credit or personal information of the undersigned applicant to Management or their authorized agents, at any time, for the purposes of entering into and continuing to offer or collect on any agreement and/or credit extended. I further authorize Management or their Authorized Agents to verify the application information including but not limited to obtaining criminal records, contacting creditors, present or former landlords, employers and personal references, whether listed or not, at the time of the application and at any time in the future, with regard to any agreement entered into with Management. Any false information will constitute ground for rejection of the application, or Management may at any time immediately terminate any agreement entered into in reliance upon misinformation given on this application.

Applicant's Authorization

Date

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RENTAL VERIFICATION

Name of Applicant _____

I hereby authorize release of the information requested below for my rental address at:

STREET CITY STATE ZIP

Applicant's Signature _____

Date _____

APPLICANTS DO NOT FILL THIS PART. FOR OFFICE USE ONLY.

Dates of Residency: _____ through _____

Amount of Rent \$ _____ Has Lease Expired? ☐ YES ☐ NO

of Late or NSF's ☐ none ☐ 1 ☐ 2 ☐ 3 ☐ 4 or more

(If 4 or more, did they occur within the last twelve months? ☐ YES ☐ NO) Has

the individual complied with all community policies? ☐ YES ☐ NO Does this

individual keep an animal on the premises? ☐ YES ☐ NO

Has the animal at any time caused a problem or been a nuisance? ☐ YES ☐ NO

Eligible for re-rental ☐ YES ☐ NO

Date, Name and Authority

Signature

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