

PLEASE READ THE REQUIREMENTS BELOW CAREFULLY. WE WILL ONLY REVIEW COMPLETED APPLICATIONS THAT INCLUDE ALL REQUIRED DOCUMENTS. IF YOU ARE MISSING DOCUMENTS, WE CANNOT REVIEW IT UNTIL ALL NEEDED ITEMS ARE SENT TO US.

Listed below are the items that need to be included in the application packet for our lease rental. Please note that everyone over the age of 18 OR Co-signers is required to complete all these items.

- Residential Lease Application (Attached Blank Copy)
- Copy of Driver's License
- Credit Report (any free credit report is fine as long as your score is somewhere on there, such as your banking institution's FICO report)
- Past 2 months Bank Statements
- Past 2 months W-2/Pay Stubs/Other Proof of Income
- (Optional) Cover letter introducing yourself to the owners.

EMAIL COMPLETE APPLICATION PACKET TO LEASING@ELIZABETHDO.COM – APPLICATIONS WILL BE REVIEWED COME MON-TUES AFTER WEEKEND OPEN HOUSES.

POR FAVOR LEA CUIDADOSAMENTE LOS REQUISITOS A CONTINUACIÓN. SÓLO REVISAREMOS LAS SOLICITUDES COMPLETADAS QUE INCLUYAN TODOS LOS DOCUMENTOS REQUERIDOS. SI LE FALTAN DOCUMENTOS, NO PODEMOS REVISARLOS HASTA QUE NOS ENVÍEN TODOS LOS ELEMENTOS NECESARIOS

Estos son los documentos que deben incluirse en el paquete de solicitud para cualquier alquiler de arrendamiento. Tenga en cuenta que todas las personas mayores de 18 años deben completar todos estos elementos.

- Solicitud de arrendamiento residencial adjunta a este correo electrónico
- Copia de Licencia de Conducir/o identificación emitida por el estado
- Informe de crédito (cualquier informe de crédito GRATUITO está bien siempre y cuando su puntaje esté en algún lugar allí, como el informe FICO de su institución bancaria)
- Estados de cuenta bancarios de los últimos 2 meses
- Talones de pago de los últimos 2 meses/prueba de ingreso
- (Opcional) Carta de presentación de usted/su familia a los propietarios

ENVÍE POR CORREO ELECTRÓNICO EL PAQUETE DE SOLICITUD COMPLETO A LEASING@ELIZABETHDO.COM – LAS SOLICITUDES SERÁN REVISADAS DE LUNES A MARTES DESPUÉS DE LAS JORNADAS DE PUERTAS ABIERTAS DEL FIN DE SEMANA.



APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 12/19)

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, 4 for Social Security Number/Tax Identification Numbers. Such number shall be provided upon request from Landlord/Manager/Agent.

D. Phone number: Home _____ Work _____ Other _____

E. Email _____

F. Name(s) of all other proposed occupant(s) and relationship to applicant _____

G. Pet(s) (Other than service or companion animals) (number and type) _____

H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____

Other vehicle(s): _____

I. In case of emergency, person to notify _____

Relationship _____

Address _____ Phone _____

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 asked to move out of a residence? [] No [] Yes

If yes, explain _____

M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last seven years? [] No [] Yes

If yes, explain _____

(After completing a credit review, Landlord may consider the nature of the felony and the length of time since it occurred so long as the felony is directly related to the applicant's ability to meet its obligations under the lease terms, and any other relevant mitigating information pursuant to 2 CCR §12266.)

4. RESIDENCE HISTORY

Current address _____

City/State/Zip _____

From _____ to _____

Name of Landlord/Manager _____

Landlord/Manager's phone _____

Do you own this property? [] No [] 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? [] No [] Yes

Reason for leaving this address _____

Applicant's Initials (_____) (_____)



Property Address: _____ Date: _____

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

1. Applicant will provide screening information and fee directly to Landlord/Manager/Agent's authorized screening service at _____.

OR 2. Applicant shall pay a nonrefundable screening fee of \$ _____, directly to Landlord/Manager/Agent, 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.)

\$ for credit reports prepared by **RENT SPREE**

\$ _____ for _____ (other out-of-pocket expenses); and

\$ _____ for processing.

3. If 2 is selected, and the application is received without the full screening fee: (i) Landlord/Manager/Agent will notify Applicant, (ii) the application will not be processed, and (iii) the application and any portion of the screening fee paid will be returned.

4. Applicant shall provide Social Security Number/Tax Identification Number to Landlord/Manager/Agent.

The undersigned has read the foregoing section regarding the screening fee and acknowledges receipt of a completed copy.

Applicant Signature

Date

Landlord/Manager/Agent acknowledges receipt of this entire Application to Rent/Screening Fee.

By: _____ DRE Lic. # _____ Date _____

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APPLICATION TO RENT/SCREENING FEE (LRA PAGE 3 OF 3)



NOTICE REGARDING BACKGROUND INVESTIGATION REPORTS PURSUANT TO CALIFORNIA LAW

(C.A.R. Form BIRN, 12/19)

The person signing below (on behalf of the Landlord, if not the Landlord) intends to obtain information about you from an investigative consumer reporting agency and/or a consumer credit reporting agency for the purpose letting a dwelling. Thus, you can expect to be the subject of "investigative consumer reports" and "consumer credit reports" obtained for housing purposes. Such reports may include information about your character, general reputation, personal characteristics and mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency ("CRA"), the Landlord may investigate the information contained in your rental application and other background information about you, including but not limited to obtaining a criminal record report, eviction report, verifying references, work history, your social security number, and other information about you, and interviewing people who are knowledgeable about you. The results of this report may be used as a factor in making housing decisions. The source of any investigative consumer report (as that term is defined under California law) will be:

CRA: _____, Address: _____
Telephone: _____ Email: _____

The Landlord agrees to provide you with a copy of an investigative consumer report when required to do so under California law.

Under California Civil Code section 1786.22, you are entitled to find out from a CRA what is in the CRA's file on you with proper identification, as follows:

- In person, by visual inspection of your file during normal business hours and on reasonable notice. You also may request a copy of the information in person. The CRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- A summary of all information contained in the CRA's file on you that is required to be provided by the California Civil Code will be provided to you via telephone, if you have made a written request, with proper identification, for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.
- By requesting a copy be sent to a specified addressee by certified mail. CRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the CRAs.

"Proper Identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the CRA require additional information concerning your employment and personal or family history in order to verify your identity.

The CRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. A CRA may require you to furnish a written statement granting permission to the CRA to discuss your file in such person's presence.

The undersigned acknowledges receipt of this Notice Regarding Background Investigation Pursuant to California Law.

Applicant Signature _____ Date _____

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NOTICE REGARDING BACKGROUND INVESTIGATION REPORTS PURSUANT TO CALIFORNIA LAW (BIRN PAGE 1 OF 1)