



6880 65th St Ste 55, Sacramento, CA 95828 | Work: (916) 428-4963 | Fax: 1-888-247-3498

### RENTAL REQUIREMENTS

#### INCOME and CREDIT HISTORY:

Gross income 3 times the monthly rent to qualify plus acceptable landlord and credit references – **NO EVICTIONS**  
Direct ALL questions about your credit history to a property manager or leasing agent that is listed on the desired property.

#### RENTAL HISTORY:

1. Owner/Manager name – Please indicate if the reference name(s) is the manager or owner, and provide current phone number(s)
2. Address and apartment number(s) on application
3. Let us know if this property is a house, duplex, condo, apartment, etc.

#### NECESSARY PAPERS:

1. Copy of Picture ID (CA Drivers Lic. Preferred)
2. Copy of Social Security Card
3. Last Year's W-2
4. 2 Most Recent Pay-stubs or Proof of Income, Self-Employed 2 years income tax return and current bank statement.

#### APPLICATIONS WILL BE REVIEWED ON THE BASIS OF:

1. Verifiable Income
2. Longevity of employment
3. Present and past rental history
4. Banking and credit information

#### PROCESSING FEE:

Application Fee is \$37.00 per individual (18 and over) **Application Fees are NON-REFUNDABLE**

#### PET POLICY:

When pets are considered for a property, they will be approved at the sole discretion of the property management company, and can be excluded for whatever reason is deemed appropriate. Extra deposit will be asked per pet.

#### APPLICATION PROCESS & RENT PAYMENTS

Filling all the blanks permits us to process your application faster. Each adult 18 & over must submit a completed rental application.

All pertinent documentation **MUST** be submitted with each application.

Please allow up to 48 to 72 hours for application to be processed.

All questions about property needed to be directed to the appropriate agent. All rent payments must be received by the 3<sup>rd</sup> of every month and must be made in check, money order, or direct deposit.

Applicants with a credit score of 600-670 may be conditionally approved. If the credit score is less than 600 may require a qualified co-signer and/or a double security deposit. Credit score is less than 500 will not be approved.

**ALL PROPERTIES ARE ON ONE-YEAR LEASE unless stated otherwise.**

Print Name: \_\_\_\_\_

Applicant has read and agrees to the above: \_\_\_\_\_

Signature



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**RENTAL APPLICATION & INFORMATION RELEASE FORM**

PROPERTY ADDRESS OF RESIDENCE YOU ARE APPLYING TO RENT: \_\_\_\_\_

PROPOSES MOVE IN DATE: \_\_\_\_\_ RENT PER MONTH IS \$ \_\_\_\_\_

**EACH APPLICATIONT MUST COMPLETE A SEPARATE APPLICATION**

APPLICANT'S NAME: \_\_\_\_\_ BIRTHDATE \_\_\_\_\_

SOCIAL SECURITY # \_\_\_\_\_ DRIVERS LIC. # \_\_\_\_\_

HOME:(\_\_\_\_) \_\_\_\_\_ WORK:(\_\_\_\_) \_\_\_\_\_ MOBILE: (\_\_\_\_) \_\_\_\_\_

EMAIL \_\_\_\_\_

**NAMES OF PEOPLE WHO WILL BE LIVING AT THIS ADDRESS**

Name	Social Security #	Date of Birth	Relationship

**RESIDENCE INFORMATION**

PRESENT ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

CURRENT RENT \$ \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

REASON FOR LEAVING \_\_\_\_\_ LANDLORD /MANAGER NAME \_\_\_\_\_

PHONE # (\_\_\_\_) \_\_\_\_\_ FAX: (\_\_\_\_) \_\_\_\_\_

**PREVIOUS RESIDENCE INFORMATION**

PREVIOUS ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

PREVIOUS RENT \$ \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

REASON FOR LEAVING \_\_\_\_\_ LANDLORD /MANAGER NAME \_\_\_\_\_

PHONE # (\_\_\_\_) \_\_\_\_\_ FAX: (\_\_\_\_) \_\_\_\_\_

**EMPLOYMENT INFORMATION**

*(Applicants need to provide previous employer information if at current employer less than 1 yr)*

NAME OF EMPLOYER \_\_\_\_\_

EMPLOYER'S ADDRESS \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_

SUPERVISOR'S NAME \_\_\_\_\_ DEPT \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_

LENGTH OF EMPLOYED \_\_\_\_\_ YRS. \_\_\_\_\_ MONTH \_\_\_\_\_ JOB POSITION \_\_\_\_\_

MONTHLY INCOME \$ \_\_\_\_\_ ANY ADDITIONAL INCOME \$ \_\_\_\_\_  
SOCIAL SECURITY \_\_\_\_\_ PENSION/RETIREMENT \_\_\_\_\_ CHILD SUPPORT \_\_\_\_\_  
OTHER INCOME \_\_\_\_\_

**PREVIOUS EMPLOYER INFO**

PREVIOUS EMPLOYER'S ADDRESS \_\_\_\_\_ MONTHLY INCOME \$ \_\_\_\_\_  
SUPERVISOR'S NAME \_\_\_\_\_ DEPT \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_  
LENGTH OF TIME EMPLOYED \_\_\_\_\_ YRS. \_\_\_\_\_ MONTHS \_\_\_\_\_ POSITION \_\_\_\_\_

**BANKING INFORMATION**

NAME OF BANK/ CREDIT UNION \_\_\_\_\_ BRANCH OF ADDRESS \_\_\_\_\_  
CHECKING #: \_\_\_\_\_ APPROX. BAL. \_\_\_\_\_ SAVINGS #: \_\_\_\_\_ APPROX. BAL. \_\_\_\_\_

**PERSONAL REFERENCES**

Name	Address & City	Phone	Time Known	Relationship

**IN CASE OF EMERGENCY CONTACT:**

NAME \_\_\_\_\_ PHONE # (\_\_\_\_) \_\_\_\_\_ EMAIL: \_\_\_\_\_  
ADDRESS \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

**VEHICLES OWNED**

AUTO LIC.PLATE # \_\_\_\_\_ STATE \_\_\_\_\_ MAKE \_\_\_\_\_ YEAR \_\_\_\_\_  
AUTO LIC.PLATE # \_\_\_\_\_ STATE \_\_\_\_\_ MAKE \_\_\_\_\_ YEAR \_\_\_\_\_

**ADDITIONAL INFORMATION**

1. Have you ever had any credit problems?  Yes  No
2. Have you ever had an unlawful detainer filed against you?  Yes  No
3. Have you ever been evicted for non-payment of rent or for any other reason?  Yes  No
4. Have you ever filed for bankruptcy?  Yes  No
5. Have you ever been convicted of a felony?  Yes  No If yes: What \_\_\_\_\_ When \_\_\_\_\_
6. Do you have any pets?  Yes  No If yes: How many? \_\_\_\_\_ Type & Breed \_\_\_\_\_  
Name \_\_\_\_\_ Color \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Age \_\_\_\_\_ Gender \_\_\_\_\_ Licensed? \_\_\_\_\_  
Spayed / Neutered \_\_\_\_\_ Indoor \_\_\_\_\_ Outdoor \_\_\_\_\_ Shots Current? Yes \_\_\_\_\_ No \_\_\_\_\_
7. Will you be using any water-filled furniture (including aquariums) in your residence?  Yes  No
8. Have you ever used other names?  Yes  No If yes: How many? \_\_\_\_\_ List: \_\_\_\_\_
9. Do you carry renter insurance?  Yes  No Company name \_\_\_\_\_ Policy # \_\_\_\_\_

**The Applicant Warrants that all information contained herein is true, and hereby authorizes the release of this information for the purpose of a credit check.**

Date: \_\_\_\_\_  
APPLICANT NAME

\_\_\_\_\_  
SIGNATURE



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### Authorization and Release From

I hereby authorize **EH Property Management** and/or any Credit Information Services to obtain information concerning my past credit, and/or tenant-landlord history now or anytime in the future. I hereby authorize verification of employment and income sources and references including, but not limited to, landlords, public or privately owned utilities, current or past creditors, governmental housing agencies, and/or other credit reporting agencies to release any information to **EH Property Management** concerning my/our past credit and/or tenant-landlord history. I hereby release any of the above sources, their officers, agents, or employees from any liability for damages of whatsoever kind or nature whether caused by negligence or otherwise which may at any time result to me/us by reason of compliance with the above mentioned inquiry which may include the answering of specific questions and the giving of any information concerning my/our past records. I understand that providing false or inaccurate information is grounds for rejection and a breach of any lease.

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APPLICANT NAME

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DATE

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SIGNATURE