

# INVESTMENT PROPERTY MANAGEMENT

718 East F Street – Oakdale, CA 95361 – (209) 847-5191

## APPLICATION TO RENT

Individual applications required from each occupant 18 years of age or older.

LAST NAME		FIRST NAME		MIDDLE NAME		SOCIAL SECURITY # ITIN	
OTHER NAMES USED IN THE PAST 10 YEARS				WORK PHONE NUMBER ( )		HOME PHONE NUMBER ( )	
DATE OF BIRTH		EMAIL				MOBILE/CELL NUMBER ( )	
DRIVERS LICENSE NO.		EXPIRATION		STATE		OTHER ID	
1 PRESENT ADDRESS		CITY		STATE		ZIP CODE	
DATE IN		DATE OUT		OWNER/AGENT NAME		OWNER/AGENT PH. # ( )	
REASON FOR MOVING							
2 PREVIOUS ADDRESS		CITY		STATE		ZIP CODE	
DATE IN		DATE OUT		OWNER/AGENT NAME		OWNER/AGENT PH. # ( )	
REASON FOR MOVING							
PROPOSED OCCUPANTS		NAME			NAME		
LIST ALL IN ADDITION TO YOURSELF							
WILL YOU HAVE PETS?		DESCRIBE			WILL YOU HAVE LIQUID FILLED FURNITURE		DESCRIBE
A	Present occupation or source of income			Employer name			
	How long with this employer		Supervisor's Ph. # ( )		Employer address		
	Name of your supervisor			City, State, Zip			
B	Prior occupation			Employer Name			
	How long with this employer		Supervisor's Ph. # ( )		Employer address		
	Name of your supervisor			City, State, Zip			
Current gross income \$ PER		<input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year		Check One <b>Please list ALL of your financial obligations on following page.</b>			



Name of your bank	Branch or address	Account Number	Type of Acct

Please list ALL of your financial obligations below.

Name of Creditor	Address	Phone Number	Monthly Pmt. Amt.	
		(      )		
		(      )		
		(      )		
In case of emergency, notify:	Address: Street, City, State, Zip	Relationship	Phone	
1.				
2.				
Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation	Phone
1.				
2.				

Automobile Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate # \_\_\_\_\_  
 Other motor vehicles: \_\_\_\_\_

Have you ever filed for bankruptcy? \_\_\_\_\_ Have you ever been evicted or asked to move? \_\_\_\_\_

Have you ever been convicted of selling, distributing, or manufacturing illegal drugs? \_\_\_\_\_

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may receive more than one application for the Premises and will select the best qualified applicant and Investment Property Management reserves the right to not process an application if already have started processing applications. Tenants shall provide the following with Application/s in order to process:

1. Picture I.D that is acceptable
2. Income verification/ in which one shall be at least 3 times the gross rent
3. Proof of Social Security number or ITIN or if none issued must show proof of credit history

Applications are not processed until applicant and/or their representative has seen and approved inside of residence

Applicant represent that all above statements are true and correct and hereby authorizes verification of the above items including, but not limited to , the obtaining of a credit report and agrees to furnish additional credit references upon request. Applicant consents to allow Owner/Agent to disclose tenancy information to previous or subsequent Owners/Agents.

Owner/Agent will require a payment of \$ \_\_\_\_\_, which is to be used to screen Applicant.

The undersigned Applicant is applying to rent the premises designated as:

Apt No. \_\_\_\_\_ Located at \_\_\_\_\_

The rent for which is \$ \_\_\_\_\_ per month

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant (signature required)

Investment Property Management provides equal housing opportunity for all. We abide by all fair housing laws and do not discriminate on the basis of race, color, religion, sex, handicap/disability, national origin, familial status, ancestry, age, marital status, source of income, sexual orientation, or other factors that are unrelated to an applicant's ability to comply with the rental agreement and community policies.



NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT

Owner/Agent does not intend to request an investigative consumer report regarding the Applicant.

Unless above is checked, Owner/Agent intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification, as follows: (1) You may appear at the investigative consumer reporting agency identified below in person, (2) you may make a written request for copies to be sent by certified mail to a specified addressee, or (3) you may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provided that this person furnishes proper identification. If you are accompanied by a person of our choosing, the agency may require you to furnish a written statement granting permission to the investigative consumer reporting agency to discuss your file in the other person's presence. The agency that will prepare the report(s) identified in this section is listed below:

\_\_\_\_\_  
Name of Agency

\_\_\_\_\_  
Address of Agency

If you would like a copy of the report(s) that is/are prepared, please check below:

I would like to receive a copy of the report(s) that is /are prepared

If above is checked, Owner/Agent agrees to send the report to Applicant within three (3) business days of the date the report is provided to Owner/Agent. Owner/Agent may contract with another entity to send a copy of the report.

DISCLOSURE & AUTHORIZATION FORM

The below signed applicant hereby authorizes Investment Property Management or Agent to : (1) verify the information provided on attached rental application dated \_\_\_\_\_ (2) obtain a credit report on applicant, which may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warning, employment and tenant history.

APPLICANT FURTHER AUTHORIZES LANDLORD OR MANAGER OR AGENT TO DISCLOSE INFORMATION TO PRIOR OR SUBSEQUENT OWNERS AND/OR AGENTS AND THE UNDER SIGNED HEREBY WAIVES ALL RIGHTS TO ACTION FOR ANY CONSEQUENCES RESULTING FROM SUCH INFORMATION THAT IS GIVEN OR OBTAINED FROM PRIOR OR SUBSEQUENT OWNERS AND/OR AGENTS OR INVESTMENT PROPERTY MANAGEMENT.

READ, SIGNED AND APPROVED:

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

