



APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 11/09)

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 EMANICIPATED MINOR.

Applicant is completing Application as a (check one) tenant, tenant with co-tenant(s) or guarantor/co-signor.

Total number of applicants _____

PREMISES INFORMATION

Application to rent property at _____ ("Premises")
Rent: \$ _____ per _____ Proposed move-in date _____

PERSONAL INFORMATION **Date of Birth**

FULL NAME OF APPLICANT _____
Social security No. _____ Driver's license No. _____ State _____ Expires _____
Phone number: Home _____ Work _____ Other _____
Email _____
Name(s) of all other proposed occupant(s) and relationship to applicant _____
Pet(s) or service animals (number and type) _____
Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____
In case of emergency, person to notify _____ Relationship _____
Address _____ Phone _____
Does applicant or any proposed occupant plan to use liquid-filled furniture? No Yes Type _____
Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? No Yes
If yes, explain _____
Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? No Yes
If yes, explain _____
Has applicant or any proposed occupant ever been asked to move out of a residence? No Yes
If yes, explain _____

RESIDENCE HISTORY

Current address _____	Previous address _____
City/State/Zip _____	City/State/Zip _____
From _____ to _____	From _____ to _____
Name of Landlord/Manager _____	Name of Landlord/Manager _____
Landlord/Manager's phone _____	Landlord/Manager's phone _____
Do you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes	Did you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes
Reason for leaving current address _____	Reason for leaving this address _____

EMPLOYMENT AND INCOME HISTORY

Current employer _____	Supervisor _____	From _____	To _____
Employer's address _____	Supervisor's phone _____		
Position or title _____	Phone number to verify employment _____		
Employment gross income \$ _____ per _____	Other \$ _____ per _____	Source _____	
Previous employer _____	Supervisor _____	From _____	To _____
Employer's address _____	Supervisor's phone _____		
Position or title _____	Employment gross income \$ _____ per _____		

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LRA REVISED 11/09 (PAGE 1 OF 2) **DRE #967449**

Applicant's Initials (_____) (_____)

Reviewed by _____ Date _____



APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

Agent: Ken Hawkins Phone: (951) 924-3600 Fax: (951) 924-3666 Prepared using zipForm® software
Broker: Amanica Real Estate 24099 Postal Ave. #104, Moreno Valley CA 92553

Property Address: _____ Date: _____

CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

PERSONAL REFERENCES

Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____
Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____

NEAREST RELATIVE(S)

Name _____ Address _____
Phone _____ Relationship _____
Name _____ Address _____
Phone _____ Relationship _____

Applicant understands and agrees: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; and (ii) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion will select the best qualified applicant.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain credit report on applicant.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: _____

Address _____ City _____ State _____ Zip _____

II. SCREENING FEE

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

Applicant has paid a nonrefundable screening fee of \$ 35.00, 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. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$37.57 as of 2006.

\$ 14.95 for credit reports prepared by You Check Credit

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

\$ 20.05 for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____

The undersigned has received the screening fee indicated above.

Landlord or Manager or Agent Signature Ken Hawkins DRE Lic. # 967449 Date _____

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OF ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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Amanica Real Estate & Property Management

24099 Postal Ave. #104, Moreno Valley, 92553
Office (951) 924-3600 • Fax (951) 924-3666
www.amanica.com • License #967449

Authorization of Employment Verification

FROM: Amanica Real Estate & Property Management

TO: H/R Department

FOR: _____

DATE: _____

Date of Employment From: _____ **To:** _____

Employment Gross Income \$ _____

Title of person completing form

X _____

Signature

If you have any questions or if you need additional information, please contact our office.

Thank you,

Amanica Real Estate &
Property Management

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AUTHORIZATION TO VERIFY RESIDENCY

I _____, authorize Amanica Real Estate to
Applicant's Name

Verify residency at _____
Property Address (Both Current & Previous)

Tenant Signature

Date

FOR OFFICE USE ONLY

1. Tenant has rented property since ____/____/ to ____/____/

2. Rental amount \$ _____ # of Late Payments (last 6mo.) _____

3. Is this a current tenant ____ yes ____ no

4. Have any notices been given? If Yes, Explain. _____

5. Has tenant given a 30 day notice? ____ yes ____ no

Will tenant be receiving some, if not all of the security deposit?
____ yes ____ no

6. Would you rent to this tenant again in the future? ____ yes ____ no

7. Signature of Person Completing this form:

QUALIFICATION GUIDELINES

All Applicants must complete the entire application in full prior to Amanica Real Estate processing the application. Including all phone numbers, account numbers and prior landlord contact information. Please inform prior landlords and employers that our office will be contacting them to verify the information and authorize them to release and confirm the information stated.

- Applicants with prior evictions will not be accepted. Applicants currently in eviction will not be accepted.
- Applicant's gross income must be at least 2 ½ times the amount of rent. All income must be verifiable and documented. We must be able to contact current and prior landlords and/or mortgage companies.
- We will require the following documents:

Most recent pay stubs (minimum of 1 month)

Social Security Card

Current Drivers License or ID card

Income tax papers are required for all self-employed applicants

Additional information or documents may be requested to clarify certain information on your application.

- If you have filled bankruptcy in the last seven years, we may require a copy of your own bankruptcy papers.
- Each adult applicant is required to pay a non-refundable credit report and processing fee of \$35. This applies to spouses, adult children and/or roommates.
- All applicants must be able to meet qualification guidelines individually.
- Amanica Real Estate does not accept Cash or Personal checks. All payments for credit and processing and future rent payments must be paid by Cashier's Checks or Money Order.

UPON ACCEPTANCE OF APPLICATION

- All properties shall be leased for a period of 1 year unless stated otherwise.
- If the property owner accepts pets, there is an additional deposit of \$250 per pet. Maximum of two outside pets. Photos of pets must be provided prior to move in. (NO PIT BULLS, ROTWIELERS, OR ANY OTHER AGGRESSIVE BREED OF DOGS WILL BE ACCEPTED).
- There is a minimum holding deposit equal to one month's rents to hold a home for the applicant.
- All deposits are required to be in our office within 24 hours of notification that your application has been approved.
- All holding deposits will be applied toward the total move in cost.
- Deposits are to be paid by Cashier's Check or Money Order only.
- Applicant has read and fully understands the above Qualification Guidelines.

Applicant

Date