

PLEASE PRINT, COMPLETE AND SIGN. YOU CAN SCAN, OR TAKE PHOTOS AND EMAIL TO INVESTORBETH@YAHOO.COM
ALSO PROVIDE A PHOTO OF YOUR DRIVERS LICENSE OR PASSPORT ** Will also need last 2 pay stubs, or if independently employed, then last 2 invoices paid to you. Question please contact Beth Rivera Designs, 805-637-1856

Property Address you are applying for: Paso Robles Efficiency Studio (one tenant), 7180 Breslin Ln., Unit B, Paso Robles, CA 93446

Move-in Date desired: _____ (monthly rental, minimum 2 months stay)

Application Requirements: All adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide a state issued photo identification card or a driver's license, and a social security card. A non-refundable application fee of **\$35.00** will be required for all adult applicants. **Income Requirements:** Applicants must have a combined **income of at least 2.5 times the monthly rent**. We reserve the right to require a co-signer. A minimum of two years residential history is required. Self-employed applicants are required to produce, upon request, bank statements and possibly two years of tax returns or 1099's. Non-employed individuals must provide proof of income or funds. All sources of other income must be verifiable if needed to qualify for a rental unit. **Employed individuals provide please provide last 2 paystubs and /or New Employer Offer Letter.**

Credit Reporting: Our company policy is to report all non-compliances with the terms of your rental agreement or failure to pay rent as agreed, or any amounts owed to any or all of the various credit reporting agencies. **Background Investigation Requirements:** **Criminal records must contain no convictions for felonies within the past seven years and no sexual offenses ever.** In the event a record comes back "adjudication withheld" further documentation may be required and applicant may be denied on this basis. **Minimum FICO Score: 640** (negotiable).

Rental/Mortgage Requirements: Previous rental history from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbance or illegal activities, no **unpaid** NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination. **Renters Insurance Policy:** You must have an insurance policy to cover the contents of your home. This is a standard policy your insurance agent can issue. If you have pets, your policy must cover them also.

Pet Policy: Non-refundable pet deposit and/or pet rents are established on a per property and per pet basis.

Holding or Good Faith Deposit Requirements: We require a holding or good faith deposit to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the required security deposit.

Occupancy Requirements: The number of occupants must be in compliance with HUD standards and guidelines for the applied for unit. The standards are as follows: **No more than 1 person in a Studio** ... 2 persons may occupy a 1 bedroom dwelling ... No more than 4 persons may occupy a 2 bedroom dwelling ... No more than 6 persons may occupy a 3 bedroom dwelling

No Verbal Agreements: Any exceptions to our criteria must be submitted in writing to the landlord for consideration. If approval is then given for such exceptions, additional security, co-signers, and/or additional advance rent payments may be required. No verbal agreements will be executed or honored. Any agreements must be in writing and signed by both parties. **This signed page also serves as authorization for your previous landlord to comment on your tenancy and employer to verify your employment.** By signing below, I indicate that I have read the above rental agreements and fully agree to the rental agreements.

Applicant Signature

_____ Date ____/____/____

Printed Name

Contact info.(tel.# and email): _____ / _____

RENTAL APPLICATION

APPLICANT NAME _____ **Sex** _____ **Marital Status** _____

Date of Birth ____/____/____ **SSN** ____--____--____ **Drivers License** _____ **State** _____

Phone: _____ **Cell#:** _____ **Email:** _____

PRESENT ADDRESS _____

City _____ **State** ____ **ZIP** _____ **Move In Date** ____/____/____ **Moved out** ____/____/____

Landlord _____ **Phone** _____ **Email:** _____ **Why**
Move? _____

PREVIOUS ADDRESS _____

City _____ **State** ____ **ZIP** _____ **Ph** _____ **Move In Date** ____/____/____ **Moved out** ____/____/____

Landlord _____ **Phone** _____ **Email:** _____ **Why**
Move? _____

PREVIOUS ADDRESS _____

City _____ **State** ____ **ZIP** _____ **Ph** _____ **Move In Date** ____/____/____ **Moved out** ____/____/____

Landlord _____ **Ph** _____ **Email:** _____ **Why Move?**

New Employer (if you are transferring here for new employment): _____

Human Resources Contact Person: _____ **Phone:** _____
Email: _____

Start Date _____ **Monthly Income/Salary \$** _____

Occupation _____ **Supervisor** _____ **Phone** _____

PRESENT EMPLOYER _____

Occupation _____ **Supervisor** _____ **Phone** _____ **Email:**

How long employed _____ **Monthly Income/Salary \$** _____

PREVIOUS EMPLOYER _____

Occupation _____ **Supervisor** _____ **Phone** _____
Email: _____

How long employed _____ **Monthly Income/Salary \$** _____

Have you ever been evicted?..... Yes No

Have you ever broken a rental or lease agreement?..... Yes No

Have you ever declared bankruptcy? Yes No

Have you ever been sued for nonpayment of rent?..... Yes No

Have you ever been sued for damages to rental property?..... Yes No

Have you ever been arrested?..... Yes No

Do you have any pets or do you plan to acquire any?..... Yes No

If yes, describe pets (specifically breeds of dogs):

(Note: Dogs on the insurance companies' aggressive breeds list not allowed, such as pit bulls and rottweilers.) No Pets allowed in Studio Apartment.

The undersigned represents the above statements are true and complete and hereby authorizes verification of any and all information. This application shall become an addendum to the Rental Contract when said contract is signed by Tenant(s). I hereby authorize the verification of all above information by The Rental Property Network, Inc. including my credit, rental, check writing, employment history including salary and previous landlord. Application is hereby made and accepted pending verification and suitability of information listed and credit approval.

_____ / /
Applicant Date

_____ / /
Landlord Date

=====

LIST ALL PERSONS TO OCCUPY THE PREMISES. (ONLY THESE PERSONS WILL BE PERMITTED IN THE RESIDENCE)

Name _____ Date of Birth: _____ Relationship _____

Name _____ Date of Birth: _____ Relationship _____
(occasional visitor)

LIST ALL VEHICLES TO BE PRESENT ON THE PREMISES. (ONLY THESE WILL BE PERMITTED)

AUTOS / MOTORCYCLES

Make _____ Model _____ Color _____ Year ____ Tag No _____

Make _____ Model _____ Color _____ Year ____ Tag No _____

TRUCKS/PICKUPS

Make _____ Model _____ Color _____ Year ____ Tag No _____

Make _____ Model _____ Color _____ Year ____ Tag No _____

CAMPERS/BOATS/TRAILERS

Make _____ Model _____ Color _____ Year ____ Tag No _____

Make _____ Model _____ Color _____ Year ____ Tag No _____

PERSONAL REFERENCES – IN CASE OF EMERGENCY

Name _____ Phone _____ Relationship _____

Name _____ Phone _____ Relationship _____