

PLEASE READ CAREFULLY



404 S. Auburn St. Grass Valley CA, 95945 - P.O. BOX 1017- (530)272-1631- Fax (530)273-7805-E-mail info@mvalleypm.com

ANYONE 18 AND OVER MUST FILL OUT A SEPARATE APPLICATION

1. APPLICANT REQUIREMENTS:

- A. Good credit rating.
- B. Verifiable income.
- C. 3 Months of check stubs **AND** Bank Statements.
- D. Good Rental history (1 Current and 1 Prior OR last 3 years)
- E. **3X** Rental Income.
- F. Copy of DL **or** ID

2. DECISION PROCESS IS AS FOLLOWS:

- A. All applications are forwarded to Management for decision.
- B. In most cases, the property owner reserves the right to make the final decision.
- C. Once the decision has been made, all applicants will be notified of the results.
- D. Because of strong demand for rentals, we will accept multiple applications for the same property.

3. THE APPLICATION PROCESSING FEE IS FOR THE COST OF (but not limited to) THE FOLLOWING:

- A. Review of the application for completeness.
- B. Verification of current and previous landlord references.
- C. Verification of current employer, references or other source of income.
- D. Cost to obtain credit rating, unlawful detainer (eviction) search and/or other screening reports.

4. THE APPLICATION-PROCESSING FEE IS NON-REFUNDABLE, EVEN IF THE APPLICATION TO RENT IS DECLINED. IT IS NOT A DEPOSIT OR RENT, AND WILL NOT BE APPLIED TO FUTURE RENT OR SECURITY DEPOSIT.

THE APPLICATION MUST BE COMPLETE OR IT CANNOT BE PROCESSED.

Please allow 3-5 Business days to process your application. An incomplete application will cause a delay or even a denial. Be sure you provide **ALL** and **CORRECT** information that is requested, Name's, phone numbers, ext. For self-employed and retired applicants, you must provide proof of income. We do not accept original documents. Please provide us with copies and attach them to your application.

Applicant represents that all statements are true and correct and hereby authorizes verification of all information listed on this application, 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 **\$30.00**, which is to be used to screen Applicant(s) with respect to credit history and other background information. The application fee is earned once processing of application begins whether or not a credit report has been ordered. The amount charged is itemized as follows:

Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports.	<u>\$15.45</u>
Cost to obtain, process and verify screening information (may include staff time and other soft costs)	<u>\$44.00</u>
Total fee charged (cannot exceed \$46.67 per applicant, which may be adjusted annually with the CPI as of 1/29/16)	<u>\$30.00</u>

The undersigned is applying to rent the premises designated as:

Located at _____ Apt #. _____

The rent for which is \$ _____ per month. Upon approval of this application, and execution of a rental agreement or lease, the applicant shall pay all sums due, including required security deposit of \$ _____, before occupancy.

Applicant authorizes verification of information supplied by Applicant via methods, which may include, but are not limited to, tenant screening and credit checking.

DATE: _____ APPLICANT SIGNATURE: _____
(Signature Required)

\$25.00 Charge for returned check per CC section 1719 1-1-97

RECEIPT FOR TENANT SCREENING AND/OR CREDIT CHECKING FEES

Date: _____ Verified Photo ID or D/L: _____ Verified other ID: _____

Received From: _____

Dollars: \$ _____ Cash? _____ Check? _____ Money order? _____ By: _____

APPLICATION TO RENT

(All sections must be completed)

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

(Please print clearly for faster processing)

First Name:	Middle:	Last:	Home #
Other names used in the last 10 years:			Mobile#
Email:			Work#

ARE YOU APPLYING AS A COSIGNER?	(COSIGNERS ARE ONLY ACCEPTED FOR CREDIT SCORE)	YES?	NO?
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RESIDENCE 1.

Present Address:	City:	State:	Zip:
Resided From:	Resided To:	Monthly Rent:	Reason for Leaving:
Landlord Name:	Landlord Phone#	Landlord Email:	

2.

Prior Address:	City:	State:	Zip:
Resided From:	Resided To:	Monthly Rent:	Reason for leaving?
Landlords Name:	Landlords Phone#	Landlords Email:	

3.

Next Prior Address (IF APPLICABLE)	City:	State:	Zip:
Resided From:	Resided To:	Monthly Rent:	Reason for Leaving?
Landlords Name:	Landlords Phone#	Landlords Email:	

PERSONAL INFORMATION

Date of Birth:	Social Security#	ID/DL#:	Issuing State:
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EMPLOYMENT INFORMATION

Employer:	Employer Phone#	
Employer Address:		
Monthly Income:	Position:	Years Worked:
Supervisor's Name:	Supervisor's Title:	Supervisor's Email:

ADDITIONAL INCOME

Income:	Source:	Employers Phone #
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DEPENDANTS

First:	Last:	Relation:	D.O.B.
First:	Last:	Relation:	D.O.B.
First:	Last:	Relation:	D.O.B.

PETS

Name:	Breed:	Weight:	Age:
Name:	Breed:	Weight:	Age:
Name:	Breed:	Weight:	Age:

Vehicle Information-FOR MORE THAN 2 VEHICLES PLEASE ATTACH ADDITIONAL PAPER WITH INFORMATION.

How many vehicles do you own? Anything with a pink slip. Motorcycles etc.? Attach additional paper with the same Vehicle information. Thank you.	#of Vehicles:			
Make:	Model:	Year:	Lic. Plate#	State:
Make:	Model:	Year:	Lic. Plate#:	State:

EMERGENCY CONTACT

Contact Name:	Contact Name:		
Phone#	Relationship:	Phone#	Relationship:
Address:		Address:	

Have you ever been a defendant in an unlawful detainer (eviction) Lawsuit or defaulted (Failed to Perform) any obligation of a rental agreement or lease?	Yes?	No?
Have you ever filed a lawsuit against a Landlord?	Yes?	No?
Do you have a waterbed, an aquarium or any other water filled furniture?	Yes?	No?

I / WE DECLARE THAT THE FOREGOING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I / WE Understand that Mountain Valley Property Management, Inc. and Nevada County Rentals will retain this application whether or not it is approved. I / WE AUTHORIZE MOUNTAIN VALLEY PROPERTY MANAGEMENT, INC. AND NEVADA COUNTY RENTALS TO VERIFY ALL INFORMATION CONTAINED IN THIS APPLICATION, INCLUDING OBTAINING A CREDIT REPORT, LANDLORD RATING, EMPLOYMENT HISTORY AND BANK RATING. I / WE further understand that any representation above that proves to be false will cause the applicant to be denied and will immediately terminate any agreement entered to which the landlord has detrimentally relied. Consent to the use of the above information was voluntary, known and given with no restrictions. Applicant consents to allow Owner/Agent to disclose tenancy information to previous or subsequent Owners/Agent