



# APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 4/11)

## 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 EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one)  tenant,  tenant with co-tenant(s) or  guarantor/co-signor.  
Total number of applicants \_\_\_\_\_

2. PREMISES INFORMATION

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

3. PERSONAL INFORMATION

A. FULL NAME OF APPLICANT \_\_\_\_\_

B. Date of Birth \_\_\_\_\_ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)

C. Social security No. \_\_\_\_\_ Driver's license No. \_\_\_\_\_  
State \_\_\_\_\_ Expires \_\_\_\_\_

D. Phone number: Home \_\_\_\_\_ Work \_\_\_\_\_ Other \_\_\_\_\_

E. Email \_\_\_\_\_

F. Name(s) of all other proposed occupant(s) and relationship to applicant \_\_\_\_\_

G. Pet(s) or service animals (number and type) \_\_\_\_\_

H. Auto: Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ License No. \_\_\_\_\_ State \_\_\_\_\_ Color \_\_\_\_\_

Other vehicle(s): \_\_\_\_\_

I. In case of emergency, person to notify \_\_\_\_\_

Relationship \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

J. Does applicant or any proposed occupant plan to use liquid-filled furniture?  No  Yes Type \_\_\_\_\_

K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years?  No  Yes

If yes, explain \_\_\_\_\_

L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony?  No  Yes

If yes, explain \_\_\_\_\_

M. Has applicant or any proposed occupant ever been asked to move out of a residence?  No  Yes

If yes, explain \_\_\_\_\_

4. 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?  No  Yes Did you own this property?  No  Yes

Reason for leaving current address \_\_\_\_\_ Reason for leaving this address \_\_\_\_\_

5. 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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Applicant's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



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

Agent: Gayle Lake GRI

Phone: 916.449-6000 202

Fax: 916.449-6001

Prepared using zipForm® software

Broker: LGL Properties 4407 Freeport Blvd Sacramento, CA 95822

DRE License # 00472690

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

**6. CREDIT INFORMATION**

Name of creditor	Account number	Monthly payment	Balance due

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

**7. PERSONAL REFERENCES**

Name \_\_\_\_\_ Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Length of acquaintance \_\_\_\_\_ Occupation \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Length of acquaintance \_\_\_\_\_ Occupation \_\_\_\_\_

**8. NEAREST RELATIVE(S)**

Name \_\_\_\_\_ Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Relationship \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Relationship \_\_\_\_\_

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 accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license upon request.

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: LGL Properties  
Address 4407 Freeport Blvd City Sacramento State CA Zip 95822

**II. SCREENING FEE**

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

Applicant has paid a **nonrefundable** screening fee of \$ 20.00 , 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.org. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$42.06 as of 2009.)

\$ 5.00 for credit reports prepared by TransUnion ;  
 \$ 10.00 for Criminal & Rental Reference (other out-of-pocket expenses); and  
 \$ 5.00 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 L.Gayle Lake, Broker GRI DRE Lic. # 00472690 Date \_\_\_\_\_

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_





ADDENDUM

(C.A.R. Form ADM, Revised 10/01)

No. \_\_\_\_\_

The following terms and conditions are hereby incorporated in and made a part of the:  Residential Purchase Agreement,  Manufactured Home Purchase Agreement,  Business Purchase Agreement,  Residential Lease or Month-to-Month Rental Agreement,  Vacant Land Purchase Agreement,  Residential Income Property Purchase Agreement,  Commercial Property Purchase Agreement,  other Application to Rent/Screening Fee

dated \_\_\_\_\_, on property known as On LGL Properties Application Rent

in which \_\_\_\_\_ (s referred to as \_\_\_\_\_) and \_\_\_\_\_ (s referred to as \_\_\_\_\_).

ADDITIONAL INFORMATION:

Multiple horizontal lines for additional information.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_  
Broker or Designee \_\_\_\_\_



ADDENDUM (ADM-11 PAGE 1 OF 1)

# LGL Properties Gayle Lake, Broker GRI

*Equal Housing Opportunity Full Service Brokerage ~Property Management And Real Estate Sales*

4407 Freeport Blvd Sacramento Ca 95822 P.O. Box 221668 Sacramento, Ca. 95822

Phone: (916) 449-6000 Fax: (916) 449-6001 DRE # 00472690 DRE # 00472690

## **To All Prospective Tenants/Applicants:**

**The fully completed application to rent including authorization to verify the information, and screening fee, must be signed and received together with the following:**

**\$ 20.00 cash, cashier's check or money order, per adult applicant. We do not accept personal checks.**

**Verification of Income : Most recent income for past 60 days, showing year to date income; including but not limited to: Current employer pay stub(s), bank statements, letter of verification from payee for Social Security or AFDC, Cal Works, Workers Comp, Unemployment benefits, current year tax return, other forms acceptable to Broker**

**Verification of Social Security Number**

**Verification of I.D. ( If application is accepted we require a color photo copy of all adult identification)**

**You will receive a notice by mail if your application is denied indicating the reasons for denial, including your FICO score if any.**

**The application fee is non-refundable.**

**If your application is accepted, you are required to deposit the total amount of the agreed deposit with the Broker/Agent within 24 hours of notification of approval or the property will remain on the rental market until such deposit has been received, and the property may be rented to any other approved applicant.**

**You may contact us with any questions or further information as needed.**

**Thank you for your application!**

**Gayle Lake,  
Broker GRI  
DRE #00472690**