

WILLOW STREET PROPERTY MANAGEMENT, INC. - RENTAL APPLICATION

Property: _____ Apt # _____ Rent: \$ _____

Comments: _____

PERSONAL INFORMATION

Applicant Full Name: _____ App Social Security #: _____

App Date of Birth (Mo / Day / Yr): ____/____/____ App Driver's License # / State: _____/____

Telephone: Home: (____) _____ Cell: (____) _____ Work: (____) _____

Email: _____

Co-Applicant Full Name: _____ Co-App Social Security #: _____

Co-App Date of Birth (Mo / Day / Yr): ____/____/____ Co-App Driver's License # / State: _____/____

Co-App Telephone: (____) _____ Co-App Email: _____

RESIDENTIAL HISTORY (Last 3 years)

Current Address: _____ City, State, Zip _____

Landlord's Name: _____ Telephone #: (____) _____ Rent \$: _____

From: ____/____/____ To: ____/____/____ Reason for leaving: _____

Comments: _____

Previous Address: _____ City, State, Zip _____

Landlord's Name: _____ Telephone #: (____) _____ Rent \$: _____

From: ____/____/____ To: ____/____/____ Reason for leaving: _____

EMPLOYMENT INFORMATION

Your Status: Full Time ____ Part Time ____ Student ____ Unemployed ____

Employer: _____ Position: _____

Salary \$: _____ per _____ Dates employed: ____/____/____ To: ____/____/____

Supervisor name: _____ Telephone #: (____) _____

Co-Applicant Status: Full Time ____ Part Time ____ Student ____ Unemployed ____

Employer: _____ Position: _____

Salary \$: _____ per _____ Dates employed: ____/____/____ To: ____/____/____

Supervisor name: _____ Telephone #: (____) _____

Other sources of income (Amount & Contact information: _____

Applicant Signature: _____ Date: ____/____/____

Co-Applicant Signature: _____ Date: ____/____/____

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REFERENCES

Bank Name: _____ Type of Account: _____ Acct #: _____

Bank Name: _____ Type of Account: _____ Acct #: _____

Personal Reference or Emergency Contact:

Name: _____ Relationship: _____

Address: _____ Telephone #: (____) _____

Name: _____ Relationship: _____

Address: _____ Telephone #: (____) _____

Vehicle Information:

Make: _____ Model: _____ Year: ____ Color: _____ License #: _____ / State: _____

Make: _____ Model: _____ Year: ____ Color: _____ License #: _____ / State: _____

Make: _____ Model: _____ Year: ____ Color: _____ License #: _____ / State: _____

1) Do you have: Water-filled furniture or fish tank? Yes ___ No ___ Boat or RV? Yes ___ No ___
Pets? Yes ___ No ___ (If yes, describe type, breed, weight, color) _____

2) Have you ever been delinquent in payment of your rent or any other financial obligations? Yes ___ No ___
(If yes, please explain) _____

3) Have you ever filed Bankruptcy? Yes ___ No ___ Chapter: _____ Year: _____ Where: _____
Discharged? Yes ___ No ___ Comments: _____

4) Have you ever been a defendant: a) involving a summons and complaint for restitution of premises (eviction or unlawful detainer), b) lawsuit, or c) defaulted on any obligation of a rental agreement or lease? Yes ___ No ___
(If yes, please explain) _____

5) Have you ever been convicted of a crime? Yes ___ No ___ If yes, please explain: Year: _____ State: _____
County: _____ Charges & Disposition: _____

Please list all other occupants:

Name	Birth date	Name	Birth date
_____	____/____/____	_____	____/____/____
_____	____/____/____	_____	____/____/____
_____	____/____/____	_____	____/____/____

Applicant Signature: _____ Date: ____/____/____

Co-Applicant Signature: _____ Date: ____/____/____

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AUTHORIZATION

I/WE DECLARE UNDER PENALTY OF PERJURY OF THE STATE OF CALIFORNIA THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE. I/WE AUTHORIZE WILLOW STREET PROPERTY MANAGEMENT, INC. AND ALL AGENTS TO: 1) verify the above information; 2) obtain a consumer credit report and/or a consumer background report through a recognized credit reporting agency; 3) obtain and review DMV data through the authorizing state agency; and 4) obtain any additional information the Willow Street Property Management, Inc. deems necessary to complete the screening process, including but not limited to rental history, banking information, civil and criminal legal actions, and employment history. I/We further understand that this information will be shared with any verified creditor upon providing evidence of their entitlement to this information (in compliance with provisions as set forth under the Federal Credit Reporting Act, Willow Street Property Management, Inc. will notify an applicant of transfer of such information and the identity of the creditor), and that the screening fee for processing this application is non-refundable even in the event of being declined and will not be applied to future rents. Furthermore, I/We understand that Willow Street Property Management, Inc., in consideration of time and effort in processing and researching information for this application, does make a profit on this screening fee above and beyond the fees paid for credit, employment, banking, and civil and criminal reports from reporting agencies. Applicant has a right to review any disqualifying information and to obtain a copy of the credit report at no additional fee.

Applicant Signature: _____ Date: ____/____/____

Co-Applicant Signature: _____ Date: ____/____/____

Please make sure that you have completed your application IN FULL before submitting it for approval. Incomplete, misrepresented, or fraudulent applications may be subject to delay or disqualification and/or additional fees may be levied prior to continuation of the screening process.

Please attach and/or provide the following:

- | | |
|---|---|
| 1. \$30.00 fee (cash or money order) per adult
\$9.95 Credit check
\$20.05 Processing Fee | In compliance with California Civil Code Section 1950.6(b), "The application screening fee charged by the landlord may be no greater than thirty dollars (\$30.00) 'per applicant'" |
| 2. Copy of enlarged, valid photo ID | Driver's license, military ID, or passport is required for each adult occupant. (A valid resident alien card or valid foreign driver's license is acceptable.) |
| 3. Proof of income | Two month's paycheck stubs/LES, and last two bank statements |
| 4. Proof of Discharge of Bankruptcy | If applicant has filed any Bankruptcies, proof of discharge must accompany application. (No more than 1 bankruptcy is acceptable.) |
| 5. Miscellaneous Pertaining Documents | Please submit any additional documents that you feel may assist and/or support your status for qualification. |

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Important Notices

1. Re-entry fee In compliance with requirements governing negligent or intentionally misrepresented information by an applicant, a \$15.00 RE-ENTRY FEE will be assessed and due prior to any continuation of the screening process. Be aware that the following conditions or findings will be a basis for the above assessment.
2. Non-response Failure and/or refusal to respond to inquiries with regard to additional screening information needed within 24 hours will nullify the application. Time is of the essence! It is Willow Street Property Management, Inc.'s policy to accept only one application per property in each 24 hour time period. If at the end of that time period, any information from current employer, current and former landlord has not been received, Willow Street Property Management, Inc. retains the right to continue to accept applications on the property.
3. Credit Reports A copy of your credit report is available upon request at "No Charge." To receive a copy, please notify Willow Street Property Management, Inc. in writing. Please be aware that only the person who is the subject of that credit report is allowed to receive the copy and must sign for it IN PERSON IN OUR OFFICE. Assistance in interpreting the consumer credit report is available through Willow Street Property Management, Inc. for a nominal fee or you may contact the specific Credit Reporting Agency.
4. Challenges Any alleged misinformation, (financial, employment, litigation, landlord references, etc.) is neither the responsibility nor the duty of Willow Street Property Management, Inc. to correct or alter. It is your responsibility to investigate and have any alleged incorrect or fraudulent information removed from your files.

Basic Qualifying Requirements

1. Good/Fair Credit Rating/History
2. Good Residential History for the last 12 months
3. Clear Civil Litigation Record, (No judgments, No liens)
4. Stable Employment
5. Sufficient Income (3 times the rent amount)
6. Stable Financial Status
7. Clear Criminal Record

Basic Disqualifying Requirements

1. Credit Negativity (rating exceeding 50% negative)
2. Unlawful Detainer (Evictions)
3. Dismissed or Incomplete Bankruptcies
4. Fraudulent Information
5. Insufficient or No Income
6. Student Loans exceeding \$1000.00 in arrearages
7. Owing Back Rent and/or Costs of Damages to other Rental Property
8. Foreclosure/Excessive Judgments within past 3 Years

Willow Street Property Management, Inc.
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Temecula, CA 92592-6830
Phone: (951) 252-8088 (Office)
FAX: (951) 252-8099
rental@wspropertymanagement.com
www.WSPropertyManagement.com

I/We have read this form, understand it, and agree with its contents.

Applicant Signature: _____ Date: ____/____/____

Co-Applicant Signature: _____ Date: ____/____/____

Note: Please fill out this application completely in order to ensure its timely processing.