



RW Properties

RENTAL APPLICATION

Please fill out the form **COMPLETELY** and sign where indicated.
Every occupant over the age of 18 **MUST** fill out an application (even if married)

(For Office Use Only)

Amt. pd. \$ _____

Received by: _____

Date: _____

APPLICATION TO RENT PROPERTY AT: _____

APPLICANTS PERSONAL INFORMATION

FIRST NAME	MIDDLE	LAST	S.S.#
DATE OF BIRTH	MARITAL STATUS SINGLE MARRIED SEPERATED DIVORCED	DRIVERS LICENSE #	STATE
HOME PHONE #	CELL PHONE #	WORK PHONE #	EMAIL
PRESENT HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	CURRENT LANDLORD	LANDLORD'S PHONE #	
REASON FOR LEAVING	AMOUNT OF RENT	Is your present rent up to date? YES NO	
PREVIOUS HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PREVIOUS LANDLORD	PREVIOUS LANDLORD'S PHONE #	
REASON FOR LEAVING	AMOUNT OF RENT	Was your rent up to date? YES NO	

APPLICANTS EMPLOYMENT If current employer is less than one year, list immediate prior employment information

CURRENT EMPLOYER	SUPERVISOR	HOURS/WEEK	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	PHONE #	EXT.
POSITION OR TITLE	MONTHLY GROSS INCOME \$ _____	PROOF OF INCOME YES NO	
PRIOR EMPLOYER	SUPERVISOR	HOURS/WEEK	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	PHONE #	EXT.

CO-APPLICANTS PERSONAL INFORMATION

FIRST NAME	MIDDLE	LAST	S.S.#
DATE OF BIRTH	MARITAL STATUS SINGLE MARRIED SEPERATED DIVORCED	DRIVERS LICENSE #	STATE
HOME PHONE #	CELL PHONE #	WORK PHONE #	EMAIL
PRESENT HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	CURRENT LANDLORD	LANDLORD'S PHONE #	
REASON FOR LEAVING	AMOUNT OF RENT	Is your present rent up to date? YES NO	
PREVIOUS HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PREVIOUS LANDLORD	PREVIOUS LANDLORD'S PHONE #	
REASON FOR LEAVING	AMOUNT OF RENT	Was your rent up to date? YES NO	

CO-APPLICANTS EMPLOYMENT If current employer is less than one year, list immediate prior employment information

CURRENT EMPLOYER	SUPERVISOR	HOURS/WEEK	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	PHONE #	EXT.
POSITION OR TITLE	MONTHLY GROSS INCOME \$ _____	PROOF OF INCOME YES NO	
PRIOR EMPLOYER	SUPERVISOR	HOURS/WEEK	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	PHONE #	EXT.

OTHER INCOME

INCOME \$ _____ WEEKLY BIWEEKLY MONTHLY YEARLY	SOURCE	PROOF OF INCOME YES NO
INCOME \$ _____ WEEKLY BIWEEKLY MONTHLY YEARLY	SOURCE	PROOF OF INCOME YES NO

PROPOSED OCCUPANT(S)			
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE

PROPOSED PET(S)			
NAME	TYPE/BREED	INDOOR	OUTDOOR
NAME	TYPE/BREED	INDOOR	OUTDOOR
NAME	TYPE/BREED	INDOOR	OUTDOOR

VEHICLE(S) INFORMATION					
YEAR	MAKE	MODEL	COLOR	PLATE #	STATE
YEAR	MAKE	MODEL	COLOR	PLATE #	STATE

CREDIT & FINANCIAL INFORMATION					
NAME OF CREDITOR	ACCOUNT #	BALANCED OWED	MONTHLY PAYMENT	APPLICANT	CO-APPLICANT
NAME OF CREDITOR	ACCOUNT #	BALANCED OWED	MONTHLY PAYMENT	APPLICANT	CO-APPLICANT
NAME OF BANK	ACCOUNT #	BALANCE	TYPE OF ACCOUNT	APPLICANT	CO-APPLICANT
NAME OF BANK	ACCOUNT #	BALANCE	TYPE OF ACCOUNT	APPLICANT	CO-APPLICANT

EMERGENCY CONTACT INFORMATION				
NAME	RELATIONSHIP	ADDRESS	CITY/STATE/ZIP	PHONE #
NAME	RELATIONSHIP	ADDRESS	CITY/STATE/ZIP	PHONE #

QUESTIONNAIRE & AUTHORIZATION			
HAS EITHER APPLICANT FILED FOR BANKRUPTCY? YES NO If yes who? APPLICANT CO-APPLICANT	IF YES, EXPLAIN	HAS EITHER APPLICANT EVER BEEN ASKED TO MOVE OUT OF RESIDENCE? YES NO If yes who? APPLICANT CO-APPLICANT	IF YES, EXPLAIN
HAS EITHER APPLICANT EVER BEEN GUILTY OF A FELONY? YES NO If yes who? APPLICANT CO-APPLICANT	IF YES, EXPLAIN	DO APPLICANTS PLAN TO USE LIQUID-FILLED FURNITURE? YES NO	IF YES, EXPLAIN
HAS EITHER APPLICANT EVER BROKEN A LEASE? YES NO If yes who? APPLICANT CO-APPLICANT	IF YES, EXPLAIN	DOES EITHER APPLICANT HAVE TO GIVE A 30 DAY NOTICE TO THERE CURRENT LANDLORD? YES NO	
HAS EITHER APPLICANT EVER BEEN EVICTED? YES NO If yes who? APPLICANT CO-APPLICANT	IF YES, EXPLAIN	IS THE TOTAL MOVE-IN AMOUNT AVAILABLE NOW (RENT & DEPOSIT)? YES NO	

Applicants understand and agree that the property shall be occupied only by the person(s) named in this application. Applicant(s) authorize the landlord or Realty World -RW Properties to contact past and present landlords, employers, creditors, credit bureaus, neighbors and any other sources deemed necessary to investigate applicant(s). This is an application to rent only and does not guarantee that applicant(s) will be offered the premises.

A \$20 non-refundable application fee for each applicant (cash, personal checks & money orders accepted) will be collected. Applicant hereby acknowledges receipt of Realty World-RW Properties minimum renter requirements. Application and Credit Reports are good for 30 days from date of application. In order to obtain a credit report, to verify credit worthiness, a social security number is required. Credit report is available to applicants only through the credit reporting agency.

Applicant(s) represent the above information to be true and complete, and hereby authorizes the Landlord or Realty World-RW Properties to verify.

X _____
Applicant

Date

X _____
Co-Applicant

Date



RW Properties

116 S. Del Puerto Ave.

Patterson, CA 95363

Office (209) 892-7370

Fax (209) 892-7383

****Please sign the bottom of this form. Our office will then have it filled out by your current/previous Landlord or Management Company****

TENANT'S NAME: _____

ADDRESS: _____

TERM OF RESIDENCY: _____

RENT AMOUNT: _____

OF LATE PAYMENTS IN THE PAST 12 MONTHS: _____

ANY NEIGHBOR COMPLAINTS: YES NO

IF YES, NATURE OF COMPLAINT:

WOULD YOU RENT TO HIM/HER AGAIN? YES NO

IF NOT, WHY?

SIGNATURE OF RENTAL REPRESENTATIVE:

SIGNATURE

TITLE

DATE

**By Signing this form, you have authorized permission for Realty World-RW Properties to contact past and present landlords or Property Management Companies.

APPLICANT

DATE

**Please call or fax back to Realty World-RW Properties
Office (209) 892-7370 or Fax (209) 892-7383**



RW Properties

116 S. Del Puerto Ave. Patterson, CA 95363

209-892-7370 office 209-892-7383 fax

DRE # 01160806

RENTING POLICIES & PROCEDURES

A **\$20 non-refundable** application fee for each applicant (cash, personal checks & money orders accepted) will be collected. Applicant hereby acknowledges receipt of Realty World-RW Properties minimum renter requirements.

Application and Credit Reports are good for 30 days from date of application. In order to obtain a credit report, to verify credit worthiness, a social security number is required. Credit report is available to applicants only through the credit reporting agency.

Every adult (age 18 yrs. And older) must personally fill out and sign an application if they are going to be given consideration towards qualifying guidelines. A photocopy of a valid government issued identification card is required for at least 1 applicant.

THE FOLLOWING ARE THE MINIMUM REQUIREMENTS THAT AN APPLICANT MUST FULFILL TO QUALIFY TO RENT A PROPERTY MANAGED BY REALTY WORLD-RW Properties.

A credit report will be obtained for each applicant. Unpaid collections of any age will disqualify an application. Bankruptcies within the last three years will disqualify an application. Cosigners will be considered.

Time of employment to be at least 6 months and to include employee's verification of continued employment likely, or with same employer for 2 years.

All income must be lawful and verifiable. Acceptable forms of verification include, but are not limited to the following:

1. For employees: Request for Income Verification form completed by the employer, paystubs (originals, not copies of stubs)
2. For self-employed: IRS 1040 (first two pages of the last two year's tax returns) and Schedule C (profit and loss statement of the last two year's tax returns).
3. Direct deposits: bank statements for the past two months, which must list the source of the deposit.
4. Child Support: file stamped court order. Must show history of payment received for a minimum 12-month period.
5. Award letters, court documentation.
6. Cash or letters from your employer are not verifiable income.

MINIMUM REQUIREMENTS

Credit	At least 1 line of credit per applicant; established for at least 6 months; 70% positive / last 2 years; no more than 2 late payments of 60 days or more **In order to obtain a credit report, to verify credit worthiness, a social security number is required**
Income	3 times one month's rent
Rental or home Ownership	A combined <u>one</u> year of favorable and verifiable rental references must be provided, excluding renting from family and friends

Missing or incomplete information may delay or prevent verification, permitting another application to be approved before yours.

Should REALTY WORLD-RW Properties find any of the statements to be false, that application will be denied. If an application is denied, you may begin the application process after a period of six months has passed.

Applications are processed as quickly as possible. **Applications will not be pre-screened.** An approved application DOES NOT guarantee you any unit. An approved application will only determine your eligibility to rent the unit you have applied for.

TIME IS OF THE ESSENCE: Amount of time to screen/process a rental application is approximately 1 to 14 days, depending on time of compliance from employers, past landlords, supporting documentation, landlord and employer phone numbers and co-applicants complete information, as well as owners involvement in the selection process.

If your application is approved and your move-in date is not immediate, a holding consideration fee will be taken. A consideration fee must be in the form of a **CASHIERS CHECK** or **MONEY ORDER ONLY**. Should you decide to not rent the unit, this consideration fee is **NON-REFUNDABLE**.

If your application is denied as a result of your credit report you may request a copy of your credit report free of charge by contacting Equifax at 1-800-685-1111 or www.annualcreditreport.com

There may be a separate pet deposit for pets depending on the unit's pet allowance.

*Non-Discriminating adjustments to REALTY WORLD-RW Properties guidelines may be implemented by owner at owner's discretion