5520 Mountain View Dr., Suite B
Redding, CA 96003
(530)244-2444

BEFORE APPLYING YOU SHOULD KNOW:

OUR APPLICATION PROCESS

Because it costs us time and money to do a thorough check of your application, there is a non-refundable processing fee of $20.00 for every application must be paid in **cash** (exact amount only as we do not keep change in the office) at the time the application is submitted. For your protection and ours, you must submit your application in person, provide photo I.D. (drivers license, if possible), and proof of income. The application process takes, on average, 24-48 hours; should the unit you applied for no longer be available, an approved application is good for 30 days.

APPLICANT SCREENING CRITERIA

Completed application(s), one for each person 18 years or older. If a line is not filled in, or the omission explained satisfactorily, we will return the application to you.

Employment must be verifiable at a minimum of six (6) months on the job. Income must be verifiable through pay stubs, tax records, etc. We require an income level to be at least three (3x) times the amount of rent per month.

Rental history verifiable from unbiased (non-family or friend) sources for the past three (3) years. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history satisfactorily. If you owned, rather than rented, your previous home, the mortgage will appear on your credit report.

If bankruptcy has been filed in the last seven (7) years, and has been discharged, your application will be considered if you have established positive credit.

We do not allow businesses to be conducted out of the home, unless we obtain the owners written permission. Recreational vehicles or 18-wheelers may not be parked at the properties we rent, unless otherwise agreed.

YOU WILL BE DENIED RENTAL IF

1. You misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.

2. In the last seven (7) years you have been convicted for the use, manufacture, or distribution of a controlled substance.

3. In the last seven (7) years you have a conviction for any type of crime that would be considered a threat to an individual, personal or real property, including but not limited to the manufacture or distribution of controlled substances.

1. Your credit check shows accounts that are not current, including but not limited to utility bills. Occasional credit records showing payments past due will be acceptable, provided you can justify the circumstances.

5. In the last (7) seven years you have filed bankruptcy.

6. In the last seven (7) years you have been evicted.

7. Previous landlords report significant complaint levels of noncompliance activity including but not limited to:
   a. Repeated disturbance of neighbors.
   b. Reports of drug dealing/manufacturing or criminal activity.
   c. Damage to the property beyond normal wear and tear.
   d. Reports of violence or threats to landlords or neighbors.
   e. Allowing persons not on the lease to reside on the premises.
   f. Failure to give proper notice when vacating the property.
   g. Previous landlords would not rent to you again for any reason.

MOVE-IN INSTRUCTIONS

After you have been notified that your application has been approved, we require a holding deposit of half the security deposit in order to reserve the unit (house or apartment) and take it out of the rental market. The holding deposit must be submitted immediately in cashier's check or money order only. We will not hold a unit until the money has been received. We will hold the unit for a period not to exceed 10 days from the day you are approved. This amount will be applied to your total security deposit at the time of move-in.

WE REQUIRE

CASHIER'S CHECK OR MONEY ORDERS only for initial move-in costs after this, a personal check will be accepted. We do not accept cash. Rent begins when the keys are in your possession. We require the full amount of the first month's rent and security deposit prior to move-in. Your rent will be pro-rated the second month. Please refer to your rental agreements when moving in.

RENTERS INSURANCE

You will be required to provide proof of renters insurance within 10 days of taking possession of the unit. The amount of coverage required may vary.

NON-SMOKING UNITS

All of our units are non-smoking, including the common areas.

PET POLICY

If pets are allowed in your rental unit, **you must submit a picture of your pet with your application**. If you have a service animal you must provide us a picture of your service animal with the appropriate documentation. You will be required to fill out a You will be required to sign a pet agreement at the time of move-in and an additional security deposit of at least $500.00 per pet is required. This deposit is fully refundable provided there has been no damage to the rental.

Equal Housing Opportunity

real property management

APPLICATION TO RENT

Address Applied For: _____ **Date:** _____

APPLICANTS

FIRST	MIDDLE	LAST	BIRTH DATE	DRIVER'S LICENSE
OTHER NAMES USED WITHIN LAST 10 YEARS			SOCIAL SECURITY NUMBER	

HOME PHONE	WORK PHONE	CELL PHONE	E-MAIL

ADDITIONAL OCCUPANTS

ALL OTHER PROPOSED OCCUPANTS	AGE	REALTIONSHIP

EMPLOYMENT

	CURRENT EMPLOYMENT	OTHER INCOME
EMPLOYER		
ADDRESS		
EMPLOYER'S PHONE		
POSITION		
NAME OF SUPERVISOR		
DATE OF EMPLOYMENT	FROM TO	FROM TO
MONTHLY INCOME	$	$

CREDIT INFORMATION

NAME OF BANK/ S& L	BRANCH & ADDRESS	ACCOUNT NUMBER	APPROX. BALANCE
			$
			$

VEHICLES

TYPE	MAKE	MODEL	COLOR	YEAR	LICENSE NO.

RESIDENCE

	CURRENT RESIDENCE	LAST PRIOR	PRIOR
STREET ADDRESS			
CITY, STATE & ZIP			
DATES RESIDED	FROM TO	FROM TO	FROM TO
RENT AMOUNT			
LANDLORD/MANAGER & PHONE			
REASON FOR LEAVING			

PERSONAL REFERENCES (NOT LIVING WITH YOU)

IN CASE OF EMERGENCY NOTIFY	ADDRESS / CITY	PHONE	RELATIONSHIP
CLOSE FRIEND / NEAREST RELATIVE			

GENERAL INFORMATION

1. Have you ever filed bankruptcy? _____ If so when? _____
2. Do you have any accounts in collections? _____
3. Do you have any pets? _____ If so how many and what kind? _____
4. Have you ever been evicted for non-payment of rent or for any other reason? _____
5. Have you ever been charged with a felony? _____
6. Please explain any "yes" answers to the above information: _____

_____

I hereby authorize REAL PROPERTY MANAGEMENT, INC. and RESIENT MANAGERS to obtain all relevant information, including but not limited to credit reports, unlawful detainer information, criminal background histories and further authorize the aforementioned to obtain information from my current employer, current landlord and previous landlord(s). By signing this agreement, I authorize the above screening be performed, along with landlord/employment/criminal verification of such information. I hereby waive any right of privacy or rights that may be infringed upon by your investigation of my application.

I hereby authorize above landlords and employers to give rental reference and employment histories to the prospective landlords. I give my permission for landlords and employers to disclose any information about me to prospective landlord. There will be no restrictions on the authorization. I release landlords and employers and hold them harmless from any claim arising out of this disclosure concerning my tenancy or employment with them.

_____
Print Name

_____
Signature Date

Equal Housing Opportunity