

Residential Rental Application

Apartment Community: _____ Date Applied: _____ Rate: _____
Desired Apt. Type _____ Preferred Apt # _____ Desired Move-In Date: _____ App. Fee: _____

First, Middle, Last Name(s)	Date of Birth	Social Security #	Driver's License/State	E-mail Address

Each applicant over the age 18 must complete an application.

Applicant _____

RESIDENCE HISTORY

1. Current Address _____

Current Phone # _____

Landlord's Name _____

Landlord's Phone # _____

Amount of Monthly Rent \$ _____

Move in Date _____ Move Out Date _____

Are you renting from Friends or Relatives? () Yes () No

Reason for Moving: () Job Transfer () Maintenance () Noise

() Location () Given Notice by Management () Price

() More Space () Other _____

2. Previous Address _____

Current Phone # _____

Landlord's Name _____

Landlord's Phone # _____

Amount of Monthly Rent \$ _____

Move in Date _____ Move Out Date _____

Are you renting from Friends or Relatives? () Yes () No

Reason for Moving: () Job Transfer () Maintenance () Noise

() Location () Given Notice by Management () Price

() More Space () Other _____

3. Previous Address _____

Current Phone # _____

Landlord's Name _____

Landlord's Phone # _____

Amount of Monthly Rent \$ _____

Move in Date _____ Move Out Date _____

Are you renting from Friends or Relatives? () Yes () No

Reason for Moving: () Job Transfer () Maintenance () Noise

() Location () Given Notice by Management () Price

() More Space () Other _____

EMPLOYMENT HISTORY

1. Current Employer _____

Occupation _____

Employer's Address _____

Employer's Phone # _____

Rate of Pay (Gross) \$ _____ Per _____

Date of Hire _____ Hours/Week _____

() Permanent () Temporary

Applicant _____

RESIDENCE HISTORY

1. Current Address _____

Current Phone # _____

Landlord's Name _____

Landlord's Phone # _____

Amount of Monthly Rent \$ _____

Move in Date _____ Move Out Date _____

Are you renting from Friends or Relatives? () Yes () No

Reason for Moving: () Job Transfer () Maintenance () Noise

() Location () Given Notice by Management () Price

() More Space () Other _____

2. Previous Address _____

Current Phone # _____

Landlord's Name _____

Landlord's Phone # _____

Amount of Monthly Rent \$ _____

Move in Date _____ Move Out Date _____

Are you renting from Friends or Relatives? () Yes () No

Reason for Moving: () Job Transfer () Maintenance () Noise

() Location () Given Notice by Management () Price

() More Space () Other _____

3. Previous Address _____

Current Phone # _____

Landlord's Name _____

Landlord's Phone # _____

Amount of Monthly Rent \$ _____

Move in Date _____ Move Out Date _____

Are you renting from Friends or Relatives? () Yes () No

Reason for Moving: () Job Transfer () Maintenance () Noise

() Location () Given Notice by Management () Price

() More Space () Other _____

EMPLOYMENT HISTORY

1. Current Employer _____

Occupation _____

Employer's Address _____

Employer's Phone # _____

Rate of Pay (Gross) \$ _____ Per _____

Date of Hire _____ Hours/Week _____

() Permanent () Temporary

2. 2nd Employer/ Previous _____ Occupation _____ Employer's Address _____ _____ Employer's Phone # _____ Rate of Pay (Gross) \$ _____ Per _____ Date of Hire _____ Hours/Week _____ () Permanent () Temporary Support Obligations & All Other Income Other Income per Month \$ _____ Source _____ Child or Spousal Support paid per Month _____ Financial Aid income \$ _____	2. 2nd Employer/ Previous _____ Occupation _____ Employer's Address _____ _____ Employer's Phone # _____ Rate of Pay (Gross) \$ _____ Per _____ Date of Hire _____ Hours/Week _____ () Permanent () Temporary Support Obligations & All Other Income Other Income per Month \$ _____ Source _____ Child or Spousal Support paid per Month _____ Financial Aid income \$ _____
---	---

VEHICLE INFORMATION

Make	Model	Year	Color	License Plate	State

PERSONAL REFERENCE/EMERGENCY CONTACT

Name	Address	Phone #

OTHER INFORMATION

1. Have you been evicted in the last 7 years?	() Yes () No
2. Have you ever refused to pay rent for any reason?	() Yes () No
3. Do you have any pets?	() Yes () No
if any, breed? _____ how many? _____	
4. Has a civil judgement been entered against you for collection of a debt in the past 10 years?	() Yes () No
5. In the last 7 years, have you been convicted of a crime?	() Yes () No
6. Have you or do intend to sell, or use illicit drugs or narcotics in your residence?	() Yes () No
7. Do you know someone who lives here?	() Yes () No
8. What lease term do you choose?	Circle one 3, 6, 12 months

If any of the above are answered yes, explain in detail

VEHICLE INFORMATION

Make	Model	Year	Color	License Plate	State

PERSONAL REFERENCE/EMERGENCY CONTACT

Name	Address	Phone #

OTHER INFORMATION

1. Have you been evicted in the last 7 years?	() Yes () No
2. Have you ever refused to pay rent for any reason?	() Yes () No
3. Do you have any pets?	() Yes () No
if any, breed? _____ how many? _____	
4. Has a civil judgement been entered against you for collection of a debt in the past 10 years?	() Yes () No
5. In the last 7 years, have you been convicted of a crime?	() Yes () No
6. Have you or do intend to sell, or use illicit drugs or narcotics in your residence?	() Yes () No
7. Do you know someone who lives here?	() Yes () No
8. What lease term do you choose?	Circle one 3, 6, 12 months

If any of the above are answered yes, explain in detail

Signature of Applicant

Date

Signature of Applicant

Date

Your signature on this application authorizes management to verify credit, rental, employment, and criminal history.

A detailed consumer credit report will be reviewed . All information must be complete and accurate or it will delay processing of the application or cause denial. An original signature and proof of identification will be required for each applicant. Your application will be processed and based on the information provided, if you do not meet the criteria,

and/or your application or addendum contains untrue or incorrect information your application will be denied. Your application fees are non-refundable

1. Credit Reports _____

2. Rental History _____

3. Qualifications Worksheet _____

4. Job Verification _____

5. U.D Checks _____

Application Reviewed by: _____

Application Approved by: _____

Date: _____

Addendum to Rental Application

Do any of the questions below apply CURRENTLY OR WITHIN THE LAST SEVEN YEARS to you or any adult who will be residing with you:

	Applicant	Co-Applicant
Been prosecuted, pleaded guilty, or been convicted of a crime?	☐ Yes ☐ No	☐ Yes ☐ No
Been placed on probation, or parole, or affected by Megan's Law?	☐ Yes ☐ No	☐ Yes ☐ No
Been involved in, or are you currently involved in any illegal activity?	☐ Yes ☐ No	☐ Yes ☐ No
Been evicted or had a forcible detainer filed against you?	☐ Yes ☐ No	☐ Yes ☐ No
Been a petitioner in a case at bankruptcy court?	☐ Yes ☐ No	☐ Yes ☐ No
Had a warrant, or do you currently have a warrant out for your arrest?	☐ Yes ☐ No	☐ Yes ☐ No
Moved to avoid eviction or because of problems with a tenant or landlord?	☐ Yes ☐ No	☐ Yes ☐ No

Please explain all "YES" answers in detail. (What happened, when, where, and the results.)

Applicant's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

Rental Qualifications:

Credit History: All accounts are in good current standing. Credit score will determine the deposit.

Rental History: At least 6 months of favorable rental history or home ownership. Friends or family are not valid rental history. Late payments, NSF, lease violations or evictions may result in denial. Less than 70% of on-time payments may result in denial. First-time renter program available with a 6-month initial lease term when all other requirements are met.

Income: At least 6 months of consistent verifiable income. Gross monthly income must be 2.5 times the monthly rent.

Examples: 30 days of most recent pay stubs from employer, new job offer letter-signed and dated, benefits award letter-dated within the last 60 days, Self-employed- must



provide 2 most recent years of signed tax returns with Schedule C.

No applicant (occupant or resident) may have been indicted, arraigned, convicted or had adjudication deferred when the crime is of a property, assaultive, illegal drug manufacturer and/or sale, sexual or other nature representing a potential risk of damage to the property, its residents and/or its owners. Crimes that result in **automatic rejection** include rape, sexual nature, stalking, murder, molestation, child endangerment, involvement with a minor, assault, robbery, arson, kidnapping, drug sales or manufacture, burglary, terrorism, felony theft, parole violation, and manslaughter within last 7 years.

Your application will be processed and based on the information provided, if you do not meet the above criteria, your application will be denied. Your application fees are non-refundable.

Applicant's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____



VIP Apartment Management, Inc.
Westdale Commons Apartments

**RESIDENT SCREENING FEE RECEIPT AND NOTICE REGARDING
CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT**

The undersigned, hereinafter called the Applicant has applied to rent and paid a **\$45.00** screening fee to the Landlord for the premises located at:

4121 Dale Road Unit # _____

Modesto, CA 95355

The above payment is to be used to screen the Applicant with regard to credit history and other background information. The amount charged is itemized as follows:

- 1. Actual cost of the credit report, unlawful detainer (eviction), criminal search, and/or other screening reports.....\$ 16.50**
- 2. Cost to obtain, process and verify screening information.....\$ 28.50**
- 3. Total fee charged.....\$ 45.00**

Total Paid: \$ _____

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

Unless the box on the following page is checked, the Landlord intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you. This consumer report will be sent to you electronically within seven (7) days of the Landlord's receipt of the report unless you request an alternate method. The agency that will prepare the report(s) identified in this section is listed below:

Contemporary Information Corp.

**Name of
Agency**

3700 Crestwood Pkwy, 300 Duluth, GA 30096

**Address of
Agency**

☐ Landlord does not intend to request an investigative consumer report regarding the applicant.

(Applicant Signature) (Date)

(Agent for Owner) (Date)

ICRRA NOTICE

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT

- ☐ Landlord does not intend to request an investigative consumer report regarding the Applicant

Unless the box above is checked, Landlord intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification as follows: (1) You may appear at the investigative consumer reporting agency identified below in person, (2) you may make a written request for copies to be sent by certified mail to a specified addressee, or (3) you may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provided that this person furnishes proper identification. If you are accompanied by a person of your choosing, the agency may require you to furnish a written statement granting permission to the investigative consumer agency to discuss your file in the other person's presence. The agency that will prepare the report(s) identified in this section is listed below:

Contemporary Information Corp.

Name of Agency

3700 Crestwood Pkwy, #300 Duluth, GA 30096

Address of Agency

Please designate how you would like to receive your copy of the report(s) that is/are prepared :

- ☐ Please email the copy to the email address provided on my application.
- ☐ I will pick up the copy in person. I understand it is my responsibility to make arrangements to retrieve this report.

If the above box for email is checked, Landlord agrees to send the report to Applicant within three (3) business days of the date the report is provided to Landlord. Landlord may contract with another entity to send a copy of the report.