

605 Oak Street , Roseville, CA 95678 (916) 786 0649 (916)786 6119 fax

RENTAL APPLICATIONS

Property Address: _____ **Move In Date:** _____ **Rent:** _____

Applicant Information

Name:		CDL:	Email:	
Date of birth:	SSN:		Phone:	
Current address:				
City:		State:	ZIP Code:	
Own	Rent	(Please circle)		Monthly payment or rent:
				How long?
Landlord/Owner Name:		Phone:	Reason for Leaving:	
Previous Address:				
City:		State:	ZIP Code:	
Owned	Rented	(Please circle)		Monthly payment or rent:
				How long?
Landlord/Owner Name:		Phone:	Reason for Leaving:	

Additional Occupants- List Everyone that will Reside in the property

Name:	Relation:	Date of Birth:	Social:	Phone:
Name:	Relation:	Date of Birth:	Social:	Phone:
Name:	Relation:	Date of Birth:	Social:	Phone:
Name:	Relation:	Date of Birth:	Social:	Phone:

Employment Information- Current – We will Require copies of paystubs (2Month's) & Bank statement Deposit page

Current employer:				
Employer address:				How long?
Phone:	E-mail:		Fax:	
City:	State:		ZIP Code:	
Position:	Hourly	Salary	(Please circle)	
			Annual income:	

Previous Employment Information = List if current is less than 5 years

Previous employer:				
Employer address:				How long?
Phone:	E-mail:		Fax:	
City:	State:		ZIP	
Position:	Hourly	Salary	(Please circle)	
			Annual income:	

Emergency Contact

Name of a person not residing with you:				
Address:		City	State	Zip
Relationship:		Email Address:		

Pet Information: If owner's accept a pet there will be a increased Deposit Collected

Type of Pet:	Age:	Breed:	Spayed or Neutered: Y/N	Name:
Type of Pet:	Age:	Breed:	Spayed or Neutered: Y/N	Name:

Vehicle Information-List All Vehicles

Make:	Model:	Year:	Color:	License Plate:
Make:	Model:	Year:	Color:	License Plate:
Make:	Model:	Year:	Color:	License Plate:

All applicants agree to the following Terms and Conditions in applying to rent a property:

*Application Processing Fee is \$35.00 per person. (Everyone over the age of 18 must submit an individual application) The application fee is **Non Refundable**. If the application is denied for any reasons applicant may choose it to be applied to another property at their request, again no fees will be refunded. Security Deposits vary for each property they are negotiable based upon verified information obtained from application and what the owner feels is a reasonable amount of security deposit for their property.*

Application Fees: \$35.00 Credit Check/Background Check/Unlawful Detainer Search \$25.00; Action Properties Processing cost is \$10.00 Fee can be submitted online with payment online via the website www.actionproperties.net. Or our office will collect money order, cash no personal checks for application fees.

*Applicants must submit an application for everyone over the age of 18, along with **Paystubs, 3 Months**, we also require the deposit page of checking account showing only deposits 2 Months. We also need a copy of identification card or driver's license or picture ID.*

Our processing time takes between 24 and 72 hours, said applications are only processed Monday – Friday. It may take longer if information for any verification cannot be obtained. This may cause an application to be declined

Guidelines to qualify for renting: Must have legal and verifiable income of approximately 3(three) times the monthly rental rate. Applicant must have reasonably good credit with NO Evictions in the past 10 years, No Current open Bankruptcy proceedings. Eviction or any monies owing to a previous landlord will result in an automatic denial. Unless advertised all rental agreements have a minimum of a one year lease commitment. There are heavy fees associated with not fulfilling a lease agreement. Please refer to you lease agreement which will outline lease break fees.

Tenants agree that if their application is approved the property will not be taken off the market until the property is secured by the signing of lease agreement and the payment of Security Deposit paid by Cashier's Check or Money Order. (Certified Funds) The securing of the property must be completed within 24 hours of approval given.

Has applicant been a party to an Unlawful detainer/Eviction Proceeding or ever asked to vacate a property?
Y/N Explain: _____ When: _____ Where: _____

Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a Felony:
Y/N Explain: _____

Do you or any proposed occupants smoke? Y/N Do you have any pets? _____ What Kind: _____

Have you ever filed suit against a landlord? Y/N

Do you have a waterbed, an aquarium or any other water filled furniture? Y/N Explain _____

Have you viewed the inside of this home prior to submitting this application? Y/N

(Action Properties requires all applicants to view inside home prior to processing their application. You can submit and if you have not seen we will set an appointment for you to view)

Do you understand that once processed and a credit report is obtained the fee is nonrefundable? Y/N

Applicant agrees and understands that there may be the possibility of multiple application received on one property, we will process and send to the property owner for final approval. During our showing process we may be showing the property to multiple people at one time.

Applicants Signature: _____ Date: _____ Phone: _____