



Qualification Criteria for Renting

Required Documents: *Please bring the following with your completed application to rent.*

1. **Application Fee** – An application fee in the amount of **\$40.00** (*cash, money order, cashier's check only*) **per person** is required for the purpose of obtaining tenant screening reports. Payments should be made payable to PRC Management, Services, Inc. ***NO PERSONAL CHECKS ACCEPTED***
2. **Photo ID** – All applicants must provide copies of a government issued ID or Passport.
3. **Proof of Income** – Combined monthly gross monthly income of all lease holders must be at least 2.5 times the monthly rent. For example: if the rent is \$1,000.00 per month, the total income for the applications should be \$2,500 per month or \$30,000.00 per year. Acceptable proof of income includes:
 - Two (2) recent pay stubs, proof of child and/or spousal support payments; proof of social security income, disability or other government income, proof of retirement or trust fund account; etc.
 - Self-employed applicants must bring copies of the past two years' tax returns. Note, we may also require 2-3 bank statements to verify income.

Application Requirements:

All applicants (18 years or older) applying must have:

- A favorable credit history. Each applicant's credit score is reviewed on a case-by-case basis
- No prior unlawful detainer(s), evictions, collection records of non-payment of rent, or undischarged bankruptcies
- Favorable references from current and previous landlord
- A **fully completed** and signed rental application for each applicant 18 years or older
- Applicant(s) must not have any criminal or civil misconduct convictions for crimes considered harmful to people or property (Unless exempt by local law).
- We may consider a guarantor/co-signer. If acceptable, a guarantor/co-signer must have perfect credit and provide an income five (5) times the monthly rent.
- If approved, your security deposit must be paid within 24 hours of approval. Security deposits must be paid with either a cashier's check or money order.

I, _____, have read the above rental application requirements and understand and agree to these terms.

Date: _____

APPLICATION TO RENT OR LEASE

APPLICANT Each Applicant over the age of 18 must complete their own application form

PLEASE PRINT

First, Middle, Last Name	Date of Birth	Social Security #	Driver's License Number & State
Other Names Used in the Last 10 Years	Home Phone	Cell Phone	Email Address

ADDITIONAL OCCUPANTS List everyone who will live with you:

First, Middle, Last Name	Date of Birth	Relationship to Applicant

EMPLOYMENT

	Current Employment	Prior Employment
Employer		
Address		
Employer Phone		
Job Title		
Name of Supervisor		
Dates of Employment	From: To:	From: To:
Income Per Month	\$	\$

RESIDENCE

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Owner/Manager And Phone number			
Reason for Leaving			
Last Rent Paid	\$	\$	\$

VEHICLES

Automobiles	Make	Model	Color	Year	License No.
Motorcycles					

PERSONAL REFERENCES

In Case of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			

CREDIT INFORMATION *Please list all your financial obligations*

Name of Bank or Savings & Loan		Branch or Address	Account No.		Balance
			Checking		\$
			Savings		\$
Credit Accounts	Account No.	Address/City	Phone	Balance	Due Monthly

GENERAL INFORMATION *(Check the answer that applies)*

- Are you using a rent subsidy and submitting alternative verifiable proof of ability to pay the rent? ☐ YES ☐ NO
- Do you smoke or vape? ☐ YES ☐ NO
- Do you have any pets/animals? ☐ YES ☐ NO
- Do you have any musical instruments? ☐ YES ☐ NO
- Do you have any water-filled furniture/equipment, or do you intend to use water filled furniture/equipment in the unit? ☐ YES ☐ NO
- Have you or any proposed occupant ever been asked to move out of a residence? ☐ YES ☐ NO
- Have you or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last seven years? ☐ YES ☐ NO
- Have you or any proposed occupant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? ☐ YES ☐ NO
- Do you owe any outstanding rent to your current landlord? ☐ YES ☐ NO

Please explain any "yes" answers to the above questions: (After completing a credit review, Owner may consider the nature of the felony and the length of time since it occurred so long as the felony is directly related to the applicant's ability to meet its obligations under the lease terms, and any other relevant mitigating information pursuant to 2 CCR §12266.) _____

Why are you leaving your current residence? _____

The applicant hereby applies to rent/lease Unit # _____ at _____
 _____ for \$ _____ per month, and upon owner's approval agrees to enter
 into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An application fee of \$ _____ is hereby submitted for the cost of processing this application, to obtain credit history and other background information.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, Telechecks, Income Verification Reports, and/or investigative criminal background reports in connection with Applicants' application for rent or lease. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. In the event that a material misstatement or misrepresentation is discovered after Applicant is accepted as a Resident, and whether or not a Lease or Month to Month Rental Agreement is executed, Owner may, at Owner's sole discretion, deem such misstatement or misrepresentation to be a material and non-curable breach of any subsequent Lease or Month-to-Month Rental Agreement and grounds for rescission of the contract and immediate eviction. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

Applicant: _____ Date: _____
(Signature required)