

Rental Application

PERSONAL INFORMATION

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FIRST NAME	MIDDLE NAME	LAST NAME
DATE OF BIRTH	OTHER NAMES USED IN LAST 10 YEARS	EMAIL ADDRESS
SOCIAL SECURITY NUMBER (OPTIONAL)	DRIVER'S LICENSE AND STATE ISSUED	
PRESENT ADDRESS		CELLULAR TELEPHONE #
CITY, STATE, ZIP		HOME TELEPHONE #

PRESENT ADDRESS IS (CHECK ONE)

☐ Own Home ☐ Parents Home ☐ Rented Home ☐ Rented Apartment ☐ Student Housing ☐ Other _____

IF RENTING: PRESENT LANDLORD OR APARTMENT COMMUNITY: / IF OWNED: NAME OF MORTGAGE COMPANY			
ADDRESS OF PRESENT LANDLORD / APARTMENT COMMUNITY / MORTGAGE COMPANY			
CITY	STATE	ZIP	TELEPHONE #
MONTHLY PAYMENT	HOW LONG? TO / FROM DATES	REASON FOR MOVING	

PREVIOUS ADDRESS (IF LESS THAN TWO YEARS AT PRESENT ADDRESS) TO / FROM DATES			
CITY	STATE	ZIP	TELEPHONE #
PREVIOUS LANDLORD / APARTMENT COMMUNITY / MORTGAGE COMPANY (IF LESS THAN TWO YEARS AT PRESENT ADDRESS)			
ADDRESS OF PREVIOUS LANDLORD / APARTMENT COMMUNITY / MORTGAGE COMPANY			
CITY	STATE	ZIP	TELEPHONE #
MONTHLY PAYMENT	HOW LONG? TO / FROM DATES	REASON FOR MOVING	

HAVE YOU LIVED IN AN RPM COMPANY COMMUNITY BEFORE? <input type="checkbox"/> YES <input type="checkbox"/> NO	WHICH ONE? (INCLUDE CITY)			WHEN?
MOTOR VEHICLES (INCLUDE CARS, TRUCKS, MOTOR CYCLES)	YEAR	COLOR	LICENSE PLATE #	STATE
1.				
2.				
3.				

LIST ALL OTHER PERSONS TO OCCUPY THE APARTMENT, INCLUDING BIRTH DATES (IF 18 YEARS OR OLDER, MUST COMPLETE SEPARATE APPLICATION AS AN APPLICANT)

NAME	BIRTH DATE	NAME	BIRTH DATE
NAME	BIRTH DATE	NAME	BIRTH DATE
NAME	BIRTH DATE	NAME	BIRTH DATE

LIST PETS: (ACCEPTING OF PETS REQUIRES CONSENT FROM MANAGEMENT)

BREED	NAME	WEIGHT	AGE
1.			
2.			



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EMPLOYMENT INFORMATION

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EMPLOYER			MONTHLY GROSS INCOME
EMPLOYER ADDRESS			
CITY	STATE	ZIP	TELEPHONE #
POSITION	TYPE OF WORK		HOW LONG?
SUPERVISOR'S NAME AND POSITION			SUPERVISOR'S TELEPHONE #

FORMER EMPLOYER (IF LESS THAN TWO YEARS AT CURRENT EMPLOYER)			
ADDRESS			
CITY	STATE	ZIP	TELEPHONE #

OTHER SOURCE OF INCOME	WHEN RECEIVED	AMOUNT
TOTAL MONTHLY INCOME		

BANK AND CREDIT REFERENCES

NAME OF FINANCIAL INSTITUTION	<input type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Loan	ACCOUNT #	
ADDRESS			
CITY	STATE	ZIP	TELEPHONE #

CREDIT REFERENCE NAME	<input type="checkbox"/> Credit Card <input type="checkbox"/> Loan	ACCOUNT #	
ADDRESS			
CITY	STATE	ZIP	TELEPHONE #

PERSONAL REFERENCES

NAME OF NEAREST RELATIVE	RELATIONSHIP		
ADDRESS			
CITY	STATE	ZIP	TELEPHONE #

EMERGENCY CONTACT	RELATIONSHIP		
ADDRESS			
CITY	STATE	ZIP	TELEPHONE #

OTHER INFORMATION

Do you or do any of your occupants have charges pending against you or against them for any criminal offense(s)? Applicant ☐ Yes ☐ No Occupants ☐ Yes ☐ No

Have you or have any of your occupants ever been convicted of, or pleaded guilty or no contest to, any criminal offense(s) Or had any criminal offense(s) disposed of other than by acquittal or a finding of "not guilty"? Applicant ☐ Yes ☐ No Occupants ☐ Yes ☐ No

If "Yes" to either of the above questions, give details and dates: _____

Any litigation, such as; evictions, suits, judgments, bankruptcies, foreclosures, etc.? ☐ Yes ☐ No If "Yes", give details and dates: _____



COMPANY

Rental Application

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PLEASE READ CAREFULLY AND SIGN BELOW

Correct Information – Applicant represents that all of the above statements are true and correct. Applicant hereby authorize verification of all of the above information, references and credit records, and release from all liability or responsibility all persons and corporations requesting or supplying such information. Applicant acknowledges that false, incomplete, or misleading information herein may constitute grounds for rejection of the application, termination of right of occupancy of all occupants under a lease and/or forfeiture of deposits and fees, and may constitute a criminal offense under the laws of the State. Applicant agrees to the “Application Fees/Deposit Agreement” below.

I DECLARE THE FOREGOING TO BE TRUE UNDER PENALTY OF PERJURY. I acknowledge and agree that the Lease agreement contemplated may not be executed or that the owner, manager or agent of the apartment community may terminate such agreement without further notice if such agreement is executed based upon reliance upon any false or misleading statement made herein. Because damages would be difficult or impossible to ascertain, the reservation deposit in the amount shown below will be retained as liquidated damages upon confirmation of false information or if applicant fails to cancel or complete the Lease agreement on or before Lease Start Date. If applicant completes the rental agreement on or before this date the reservation deposit shall be held by RPM Company as part of their escrow deposit. If the applicant cancels the agreement within 72 hours of the acceptance date (see below) or if the applicant is not approved by RPM Company, the reservation deposit shall be returned within 21 days from the date of cancellation or non-approval.

APPLICATION FEE/DEPOSIT AGREEMENT

In consideration for Owner taking the dwelling unit off the market while considering approval of this Application, the following fees/deposits must be paid at the time this Application is submitted:

Non-Refundable Admin Processing Fee (per applicant) \$ _____ Reservation Deposit (per apartment) \$ _____
Amount Paid \$ _____

GUIDELINES, STANDARDS AND QUALIFICATIONS

RPM Company and it's representatives will NOT discriminate against any person based on race, color, religion, sex, national origin, familial status or disability.

Maximum Occupancy Standard:

Two (2) persons per bedroom plus one (1) maximum occupancy (i.e. 2 bedroom = 5 persons, 2+2+1=5)

Rental Guidelines:

1. **AGE REQUIREMENTS:** Lease holder(s) must be 18 years or older. All occupants 18 years or older must complete an application.
2. **EMPLOYMENT HISTORY/VERIFICATION:** Lease holder(s) must be on current job at least one full year or prior job must be minimum of one year and must provide one month of pay stubs for verification of income
3. **SELF-EMPLOYMENT:** Lease holder(s) must provide copy of previous year's personal tax returns and copies of personal bank statements for the last 3 months.
4. **INCOME:** Income must be at least 2.5 the amount of the rental rate for the purposed apartment to occupy.
5. **RESIDENCY:** Must provide 1 year of current verifiable rental history from a property management company, real estate company or mortgage company. Private owner accepted only if proof of payment can be furnished, i.e. canceled checks. NO Evictions.
6. **IDENTIFICATION:** All applicants must provide proof of identification with a current/unexpired government issued photo identification (ex. State Driver's License, I.D. Card or Military I.D.) and social security card or equivalent, Section 8 Voucher or any other HUD Program information (if applicable) for copying.
7. **CREDIT REQUIREMENTS:** Credit should be in good standing, with no outstanding judgments. Bankruptcies must be re-established for two years with strong employment and rental history. Bankruptcy must not include foreclosure on a home or prior apartment. A copy of your credit report is available to you upon request. **I voluntarily give my social security number to expedite application process.** _____.

(INITIAL)

I understand and authorize Owner's agent to obtain a credit report and a criminal background report. I understand that any negative finding on my credit or criminal background reports, including any one felony conviction, or any two misdemeanor convictions, will not be acceptable for approval of my rental application.

Applicant

Date

Accepted By

Acceptance Date

BEDBUG NOTIFICATION

Pursuant to California Civil Code Section 1954.603, Owner/Agent hereby gives notice to:

_____, and all persons in the premises located at:

_____, Unit # (if applicable) _____
(Street Address)

_____, CA _____
(City) (Zip)

1. Information about Bed Bugs

- **Bed bug Appearance:** Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.
- **Life Cycle and Reproduction:** An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.
- Bed bugs can survive for months without feeding.
- **Bed bug Bites:** Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.
- **Common signs and symptoms** of a possible bed bug infestation:
 - Small red to reddish brown fecal spots on mattresses, box springs, bed frames, linens, upholstery, or walls.
 - Molted bed bug skins, white, sticky eggs, or empty eggshells.
 - Very heavily infested areas may have a characteristically sweet odor.
 - Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.
- For more information, see the Internet Websites of the United States Environmental Protection Agency and the National Pest Management Association.
 - <http://www2.epa.gov/bedbugs>
 - <http://www.pestworld.org/all-things-bed-bugs/>

2. Prompt Reporting

- **If you find or suspect a bed bug infestation, please notify Owner/Agent as soon as possible**, and describe any signs of infestation, so that the problem can be addressed promptly. Please do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.
- **Report any maintenance needs immediately.** Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.
- If you suspect a bedbug infestation, or have other maintenance needs, please provide your notice to:



3. Prevention Recommendations

- Resident should **check for hitch-hiking bedbugs**. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs *before* you enter your apartment. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation.
- **Thoroughly clean after guests have departed**. Immediately after your guests leave, seal bed linens in plastic bags, until they can be washed and dried on high heat. After your guests have departed, inspect bedding, mattresses and box springs, behind headboards, carpet edges and the undersides of sofa cushions for signs of bed bugs.
- Resident should **avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bedbugs**. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bedbugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bedbugs. Check secondhand furniture, beds, and couches for any signs of bed bug infestation before bringing them home. Never take discarded items from the curbside.
- Use a protective cover that encases mattresses and box springs and eliminates many hiding spots. The light color of the encasement makes bed bugs easier to see. Be sure to purchase a high quality bed bug encasement that will resist tearing and check the encasements regularly for holes.
- Reduce clutter in your home to reduce hiding places for bed bugs.
- Vacuum frequently to remove successful hitchhikers.
- Be vigilant when using shared laundry facilities. Transport items to be washed in plastic bags (if you have an active infestation, use a new bag for the journey home). Remove from dryer directly into bag and fold at home. (A dryer on high heat can kill bed bugs.)

Date

Owner/Agent

Date

Applicant Signature

