

STANISLAUS PROPERTY MANAGEMENT

1407 Sunrise Ave, Modesto, CA 95350 (209) 578-1174

CALIFORNIA BROKERS LICENSE: 01170027

CREDIT APPLICATION AND RENTAL STANDARDS

PLEASE READ THIS BEFORE COMPLETING THE APPLICATION

INFORMATION

1. There is a Non-Refundable **\$30.00** fee per person for processing the application. This fee covers the obtaining of a credit report, performing an Unlawful Detainer (eviction) search, making phone calls and for clerical time. All persons 18 or over must complete an application and pay the fees. **All credit verification monies are non-refundable.**
2. Applicant(s) must specify which property they are applying for. The application will be considered first for this property and only considered for another property if one is available that Applicant(s) qualifies for.
3. **You must call us to check the progress of your application.** If we are able to verify all of your information, we can have an answer for you within 72 hours.
4. All Applicant(s) must be present and sign the rental agreement prior to occupancy. Keys will not be released without all applicants signing the rental agreement. Rental Agreements must be signed in our office.
5. We only **accept money orders and cashier's checks** ~ **NO PERSONAL CHECKS OR CASH IS ACCEPTED.**

MINIMUM QUALIFICATIONS ~ *For A Minimum Security Deposit (Minimum Security Deposit on Most Units/Properties is equal to One Full Months Rent, please check with the rental list before submitting application)*

Failure to meet these minimum requirements will increase your security Deposit and/or it can disqualify your application for Rental .

Rental History: Three years of rental history. Tenant history must be consistent with application and credit report. We require the Applicant(s) rental payment history demonstrate the ability to pay on time and to pay any and all outstanding fees when they become due. Applications will be denied when Applicant(s) has been late more than 2 times a year, has an eviction within the last three years, owes a landlord and/or agency money arising from their tenancy and /or is currently in the process of a legal action due to their current or past tenancy. Less than three years of rental or mortgage history or combination there of will result in an increase of security deposit.

Employment/Income: All documentation to substantiate source of income must be submitted with application. Income from your job and/or other sources must be at least three (3) times the rent after all monthly debt payments are subtracted. Income from all sources or combination of incomes must have been received for three years to qualify as a **minimum requirement**. Proof of income must be provided by source income is received from; i.e.; Employment requires verification from our office and a recent payroll stub, income from government agency requires eligibility letter from that agency, court order payments (ex: child support or alimony) must be provable, a court order by itself does not establish payment from the other party. All income must be legal and verifiable. Deposit will be increased if applicant does not make 3x times the rent or does not meet the length of time for source(s) or combination of sources. Less than 2x the rent applicant will be disqualified.

Credit History: A credit report will be obtained to verify credit worthiness of Applicant(s). **For a minimum security deposit** ~ Beacon score must reveal a minimum rating of 600 and Applicant(s) payment history must reveal less than one-third R2-R9 Ratings, combined with collections, liens and judgments. Balance of credit has to have R1 rating. A security Deposit is increased by 40% for no credit rating and/or no credit reported. Deposit is increased by 100% for not being able to obtain a credit report. **Bankruptcy** is acceptable if new credit has been established and it adheres to the above guidelines and the bankruptcy has been discharged or dismissed for at least one year. Application will be denied if Applicant(s)'s bankruptcy has not been discharged completely.

Occupancy of units varies from owner to owner; the average occupancy standard is 2 persons per bedroom. Some owners may have a different standard, please check with our office to confirm occupancy if you have a question.

Note: A deficiency in any one or more areas above will increase the security deposit up to 2 times the rent or the application could be declined. Any fraud statement(s) on an application will cause application to be declined.

If you do not agree to the above or do not meet the requirements, do not submit this application.

Applicant(s) #1 Initials: _____

Applicant(s) #2 Initials: _____

EQUAL HOUSING OPPORTUNITY

Authorization to Verify Application

Property Apply For: _____

Applicant #1 Name: _____ (Please Print)

Applicant #2 Name: _____ (Please Print)

The undersigned Applicant(s) declares that the information on this application is true and correct to the best of Applicant(s)'s knowledge. Applicant(s) understands that Stanislaus Property Management will retain this application whether Applicant(s) is approved or not. Applicant(s) authorizes Stanislaus Property Management to verify all information contained in this application, including credit, rental, employments and any other material information that has been supplied to Stanislaus Property Management.

Applicant(s) authorizes Stanislaus Property Management to answer questions regarding Applicant(s)'s resident history and credit experience between Stanislaus Property Management and Applicant(s) including payment history. Applicant(s) acknowledges that Applicant(s) has read the Rental Standards and Information and understands that any fees paid with this application will not be refunded for any reason.

The undersigned Applicant(s) by signing below waives all right to action for any consequences resulting from information that is provided from the investigation of information given to Stanislaus Property Management through the investigation of this application.

If approved, Applicant(s) is required to provide Stanislaus Property Management with a consideration ***Fee within 24 hours*** of notification of Approval and sign a consideration fee agreement. Applicant(s) understands that failure to provide this fee and sign the agreement within 24-hours will release property to other prospective person(s) who have been qualified

APPLICATION SCREENING FEE

<i>Application Fee:</i>		\$30.00
Credit Report Equifax	\$12.75	
Telephone/Fax Calls (Employer, Former Landlords, etc)	\$ 8.00	
<u>Staff Time</u>	<u>\$ 9.25</u>	
<i>Sub total of Costs</i>	_____	<i>\$30.00</i>
Balance:	-0-	

All applicants must sign this page:

Applicant #1: _____ Date: _____

Applicant #2: _____ Date: _____

Received:

SPM Representative: _____ Date: _____

Applicant(s) #1 Initials: _____

Applicant(s) #2 Initials: _____

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Applicant(s) #1		Property Apply For: _____	
Name, Last		First	Middle Initial Jr/Sr
Social Security Number	Birth Date	Drivers License Number & State	Home Phone (Include area code)
Work Phone (Include area Code)	Cellular Phone (Include Area Code)	email address:	Other Contact Number (Include Area Code)

Current Address: (If none write none)		City	State	Zip (This is require)	How Long
Current Landlord Name	Home Phone (Include area code)	Reason For Leaving		Current Rent Amount	
Previous Address: (If none write none)		City	State	Zip (This is require)	How Long
Previous Landlord Name	Home Phone (Include area code)	Reason For Leaving		Rent Amount	

Current Employer Name (If none write none)		Income _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Hourly	How Long: Yrs: _____ Mnths: _____
Current Employer Address		City: State: _____ Zip (This is require)	Phone for Verification (Include area code)
<input type="checkbox"/> Previous Employer or <input type="checkbox"/> 2nd Current Employer Name (check one)		Income _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Hourly	How Long: Yrs: _____ Mnths: _____
Employer Address		City: State: _____ Zip (This is require)	Phone for Verification (Include area code)

Other Income: AFDC \$ _____ SSA/SSI \$ _____ Child Support _____
 Other \$ _____ Other \$ _____ Other _____
 All Income must be verifiable (this type of income will require submitting proof with your application, failure to do so will cause your application to be denied)

1. Have you ever filed Bankruptcy: No Yes Date of Bankruptcy: _____ Type of Bankruptcy: _____
Note: (If you have a Bankruptcy and it is not discharged this application will not be approved)

2. Have you ever been evicted: No Yes Date of eviction : _____

3. Do you owe money to a Landlord: No Yes Amount: _____

Bank Name	\$ _____ <input type="checkbox"/> Saving <input type="checkbox"/> Checking	Account #:
Bank Address	City: State: _____ Zip (This is require)	Phone Number (include area code)
Bank Name or Brokerage	\$ _____ <input type="checkbox"/> Saving <input type="checkbox"/> Checking	Account #:
Address	City: State: _____ Zip (This is require)	Phone Number (include area code)

Name: Auto Loan	Balance on Loan	Account Number:	Monthly Payment / Balance
Credit Card:	Balance on Loan	Account Number:	Monthly Payment / Balance
Credit Card:	Balance on Loan	Account Number:	Monthly Payment / Balance

Applicant(s) #1 Initials: _____

Applicant(s) #2 Initials: _____

Applicant(s) #2

Name, Last		First		Middle Initial	Jr/Sr
Social Security Number	Birth Date	Drivers License Number & State		Home Phone (Include area code)	
Work Phone (Include area Code)	Cellular Phone (Include Area Code)	Email Address:		Other Contact Number (Include Area Code)	

Current Address: (If none write none, if same as applicant 1, put same)		City	State	Zip (This is require)	How Long
Current Landlord Name	Home Phone (Include area code)	Reason For Leaving		Current Rent Amount	
Previous Address: (If none write none)		City	State	Zip (This is require)	How Long
Previous Landlord Name	Home Phone (Include area code)	Reason For Leaving		Rent Amount	

Current Employer Name (If none write none)	Income _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Hourly	How Long: Yrs: _____ Mths: _____
Current Employer Address	City: State: Zip (This is require)	Phone for Verification (Include area code)
<input type="checkbox"/> Previous Employer or <input type="checkbox"/> 2nd Current Employer Name (check one)	Income _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Hourly	How Long: Yrs: _____ Mths: _____
Employer Address	City: State: Zip (This is require)	Phone for Verification (Include area code)

Other Income: AFDC \$ _____ SSA/SSI \$ _____ Child Support _____
 Other \$ _____ Other \$ _____ Other _____
 All Income must be verifiable (this type of income will require submitting proof with your application, failure to do so will cause your application to be denied)

1. Have you ever filed Bankruptcy: No Yes Date of Bankruptcy: _____ Type of Bankruptcy: _____
Note: (If you have a Bankruptcy and it is not discharged this application will not be approved)
 2. Have you ever been evicted: No Yes Date of eviction : _____
 3. Do you owe money to a Landlord: No Yes Amount: _____

Bank Name	\$ _____ <input type="checkbox"/> Saving <input type="checkbox"/> Checking	Account #:
Bank Address	City: State: Zip (This is require)	Phone Number (include area code)
Bank Name or Brokerage	\$ _____ <input type="checkbox"/> Saving <input type="checkbox"/> Checking	Account #:
Address	City: State: Zip (This is require)	Phone Number (include area code)

Name: Auto Loan	Balance on Loan	Account Number:	Monthly Payment / Balance
Credit Card:	Balance on Loan	Account Number:	Monthly Payment / Balance

Applicant(s) #1 Initials: _____

Applicant(s) #2 Initials: _____

Other Reference	Balance on Loan	Account Number:	Monthly Payment / Balance
Personal Reference (1)	Address:		Home Phone (Include area code)
Relation Ship of Reference	City, State and Zip		Work Phone (Include area code)
Personal Reference (2)	Address:		Home Phone (Include area code)
Relation Ship of Reference	City, State and Zip		Work Phone (Include area code)
Emergency Contact:	Address:		Home Phone (Include area code)
Relation Ship of Reference	City, State and Zip		Work Phone (Include area code)

How many and the Name(s) and the Birthdate(s) of all who will occupy the property, (all persons 18 years or older must complete an application):

of Adults: _____ # of Children: _____

Name (Applicant(s) #1): _____ Date of Birth: _____

Name (Applicant(s) #2): _____ Date of Birth: _____

Name (First / Last): _____ Date of Birth: _____

Name (First / Last): _____ Date of Birth: _____

Name (First / Last): _____ Date of Birth: _____

Name (First / Last): _____ Date of Birth: _____

Miscellaneous Information

(Failure to complete this information will cause application to be declined)

Vehicle #1 License Plate Number	Year	Vehicle Make and Model	Vehicle Color
Vehicle #2 License Plate Number	Year	Vehicle Make and Model	Vehicle Color

Do you have a recreational Vehicle <input type="checkbox"/> No <input type="checkbox"/> Yes	Year	License Plate #	Type of Vehicle	Vehicle Color
Do you have a 2nd recreational Vehicle <input type="checkbox"/> No <input type="checkbox"/> Yes	Year	License Plate #	Type of Vehicle	Vehicle Color

Some Properties including Apartments do not allow the storage of recreational vehicles, including but not limited to boats and RV's.

Do you have Pets? No Yes (If yes complete the following)

Type of Pet: _____ Breed of Pet: _____ Age of Pet: _____

Type of Pet : _____ Breed of Pet: _____ Age of Pet: _____

Pets, if allowed, will require that Exhibit "P" of our contract be completed. Please see our Pet Policy for further information

Applicant(s) #1 Initials: _____

Applicant(s) #2 Initials: _____

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1. Has any of the applicants or persons who will reside on the property ever been convicted of a felony? No Yes
If you checked yes describe in detail: _____

2. Are any of the applicants or persons who will reside on the property on Parole: No Yes If you checked yes:

Parole Officer Name: _____

Address of Parole Office: _____

City/State/Zip: _____

Parole Office Phone Number: (____) _____

Agency Name: _____

Phone number: (____) _____

If you do not agree to the above or do not meet the requirements, do not submit this application.

Application fees of \$30 per adult, a valid / legal ID, payroll receipts or proof of source of income and rental history information, if any, is required at the time of submitting this application.

If approved, Applicant(s) is required to provide Stanislaus Property Management with a consideration Fee within 24 hours of notification of Approval and sign a consideration fee agreement. Applicant(s) understands that failure to provide this fee and sign the agreement within 24-hours will release property to other prospective person(s) who have been qualified Properties that are available now, will not be held for more than 14 days.

All applicants must sign this page:

Applicant #1: _____

Date: _____

Applicant #2: _____

Date: _____

Property Apply For: _____

Submit application: To Stanislaus Property Management

1407 Sunrise Avenue ~ Modesto ~ CA 95350 ~ Modesto: 209.578.1174

Applicant(s) #1 Initials: _____

Applicant(s) #2 Initials: _____