



APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 4/11)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) tenant, tenant with co-tenant(s) or guarantor/co-signor.
Total number of applicants _____

2. **PREMISES INFORMATION**
Application to rent property at _____ ("Premises")
Rent: \$ _____ per _____ Proposed move-in date _____

3. **PERSONAL INFORMATION**
A. FULL NAME OF APPLICANT _____
B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)
C. Social security No. _____ Driver's license No. _____
State _____ Expires _____
D. Phone number: Home _____ Work _____ Other _____
E. Email _____
F. Name(s) of all other proposed occupant(s) and relationship to applicant _____
G. Pet(s) or service animals (number and type) _____
H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____
I. In case of emergency, person to notify _____
Relationship _____
Address _____ Phone _____
J. Does applicant or any proposed occupant plan to use liquid-filled furniture? No Yes Type _____
K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? No Yes
If yes, explain _____
L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? No Yes
If yes, explain _____
M. Has applicant or any proposed occupant ever been asked to move out of a residence? No Yes
If yes, explain _____

4. **RESIDENCE HISTORY**
Current address _____ Previous address _____
City/State/Zip _____ City/State/Zip _____
From _____ to _____ From _____ to _____
Name of Landlord/Manager _____ Name of Landlord/Manager _____
Landlord/Manager's phone _____ Landlord/Manager's phone _____
Do you own this property? No Yes Did you own this property? No Yes
Reason for leaving current address _____ Reason for leaving this address _____
Current Rent \$ _____ Previous Rent \$ _____

5. **EMPLOYMENT AND INCOME HISTORY**
Current employer _____ Supervisor _____ From _____ To _____
Employer's address _____ Supervisor's phone _____
Position or title _____ Phone number to verify employment _____
Employment gross income \$ _____ per _____ Other \$ _____ per _____ Source _____
Previous employer _____ Supervisor _____ From _____ To _____
Employer's address _____ Supervisor's phone _____
Position or title _____ Employment gross income \$ _____ per _____

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Applicant's Initials (_____) (_____)

Reviewed by _____ Date _____



APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

Property Address: _____ Date: _____

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____
 Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____

8. NEAREST RELATIVE(S)

Name _____ Address _____
 Phone _____ Relationship _____
 Name _____ Address _____
 Phone _____ Relationship _____

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain credit report on applicant.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: _____
 Address _____ City _____ State _____ Zip _____

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

Applicant has paid a **nonrefundable** screening fee of \$ _____, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$42.06 as of 2009.)

\$ _____ for credit reports prepared by _____ ;
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ _____ for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____

The undersigned has received the screening fee indicated above.

Landlord or Manager or Agent Signature _____ DRE Lic. # _____ Date _____

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Reviewed by _____ Date _____



APPLICANTS AUTHORIZATION FOR RELEASE OF INFORMATION

Applicant's Name: _____
Applicant's Current Address: _____
Applicant's Social Security # _____

The person named above has applied for rental with Century 21 Fairway Realty. You and/ or you firm has been named by this applicant as a reference as having currently or previously either employed, rented to , extended credit to, or have had financial dealings with this person. The applicant is hereby authorizing you to release the requested information to us. Your timely cooperation in providing accurate data is greatly appreciated. If you would like to speak to us, you can call @ (760) 242-4663. Please return the questionnaire by facsimile to (760) 242-6511.

In consideration of my application, I authorize, without any reservation, Century 21 Fairway Realty and/or it's agents to conduct and report research and share with each other, information about my past and current employment, consumer credit history, criminal record, and general public history. I further authorize the research into the truthfulness of any information provided by me in this application process and any information found as subsequent to any research done.

I understand that any investigative consumer report requested will be used as defined under the Fair Credit Report Act. I release the Credit Report Agency and its agents, their respective officers, directors, employees, and all persons, agencies, and providing information or reports about me from all liability arising out of the release of any such information or reports.

I further understand that Century 21 Fairway Realty may use this authorization form to obtain information relevant to my application and/or tenancy not only during the application process, but also during or after tenancy (should I be granted tenancy).

X _____ Applicant's Signature/Date

Employer to Fill out This Section Only

Does the above name match your records? _____ Yes/No
Does the above address provided match your records? _____ Yes/No
Social Security Number on file matches? _____
Employees' Position or Department: _____
Dates of Employment: (From) _____ (To) _____
Gross Monthly Salary/Wages: _____
-OR-Hourly Wage: _____ Average Hrs. Per. Week _____
Other Comments: _____
Employer Signature/Title _____ Date _____

CENTURY 21 FAIRWAY REALTY/FAX # (760)-242-6511



RENTAL POLICY

It is our policy not to discriminate on the basis of race, ancestry, handicap, children, religion, national origin, sex, or marital status. In determining the suitability of a prospective resident the following will be used.

1. All prospective tenants 18 years old and up must complete an application.
2. All applicants must pay an application fee of \$35.00 to process the application and credit checks. Cashier's check or money order payable to Century 21 Fairway Realty.
3. A credit check, unlawful detainer (eviction) and criminal background check will be run on each application.
4. NO EVICTIONS.
5. Income requirements minimum of 3 times the monthly rent. Income through the last 2 most earnings statements. Self employed individual verification through tax returns.
6. Prior and current rent history.
7. Good credit history with a current credit report.
8. Occupancy standard is 2 people per bedroom plus one for the unit.

No individual will be considered as an applicant for an apartment or home until he/she thoroughly completes an application. Any FALSE or MISLEADING information in the application shall cause the application to be rejected.

The above standards apply to all applicants. Applications are processed on a first come first served basis. If more than one application is received for a vacancy, the order of receipt will not be considered in deciding tenancy, only the applicant who is better qualified. Selection of resident will be made within a reasonable time. Century 21 Fairway will verify the information on the application and present complete package to property owner. The property owner makes the decision regarding final approval.

I have read and received a copy of this information.

Signature

Date

Signature

Date