

APPLICATION TO RENT

All applicants 18 or older & guarantors must complete an application.

Tenant
 Guarantor

Tenant/Guarantor Information

(if Guarantor - Write Tenant's Name here) →

| | | | | | |
|--------------------|---------------|---------------------------------|------------|------------------------------|-------------------|
| Last Name | | First Name | | M.I. | Social Security # |
| Date of Birth | Email Address | | Home Phone | | Cell Phone |
| Driver's License # | State Issued | Other ID If No Driver's License | | Student ID # (if applicable) | |

Current Residence

| | | | | |
|--------------------|--|---------------------|--------------------|----------|
| Street Address | | City | State | Zip Code |
| Owner/Manager Name | | Owner/Manager Phone | Reasons for Moving | |

Additional Occupants (List all Occupants including children ages 17 and below)

| Last Name, M.I., First | Relationship To Applicant |
|------------------------|---------------------------|
| | |
| | |
| | |
| | |

Employment

| | | | |
|------------------------------------|-------------------------------------|---|------------------|
| Present Occupation/Job Title | Employer Name | Supervisor Name | Supervisor Phone |
| Current Monthly Gross Income \$ | Dates of Employment From: To: | Additional Sources of Income <i>(please describe and provide amount)</i> | |

General Information & Rentable Items

| | | | | |
|------------------------------|-----------|-------------------------------|---|-----------|
| Renting Parking? Y N | Make | Model / Year | Color | License # |
| Pet? Y N | Pet Breed | Are you a Smoker? Y N | Smoking is prohibited in ALL apartment buildings. Smokers are strongly advised NOT to rent from Hudson McDonald Properties. | |

Emergency Contact Information

| | | | |
|-------------------|--------------|-------|---------------------------|
| Emergency Contact | Phone Number | Email | Relationship to Applicant |
|-------------------|--------------|-------|---------------------------|

| | | | |
|----------------------|--------------------------|----------|-------------------------------|
| Desired Move-In Date | Applying for Apartment # | Building | Quoted Rent (office use only) |
|----------------------|--------------------------|----------|-------------------------------|

Each applicant must attach a copy of applicant's identification document

INCOME VERIFICATION

- Tenant
 Guarantor

Owner requires that Tenant document a history of income that is at least three times the proposed rent. Guarantors, depending on their situations, may need to demonstrate higher income-to-rent ratios. International students must submit their I-20 and provide proof of sufficient funds as determined by Owner.

Income Verification (provide as much information as necessary to support this application (check the appropriate box and attach the supporting documents))

- Most Recent Tax Return
- Most Recent W2 Form
- Bank Statements
- Scholarships
- Grants
- Student Loan Information

Have you ever been convicted of a crime? Yes or No / If yes, explain.

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, and/or criminal background reports. 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. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information. Landlord and/or Landlord Representative do not discriminate based on race, color, national origin, religion, sex, disability or the presence of children.

Pursuant to California law, specifically California Civil Code Section 1950.6, you have tenant screening fee rights, including the right to a copy of your consumer credit report if one is obtained with your screening fee, a refund of any unused portion of the fee and a receipt of the costs of the screening. For more information about your rights, please visit the following link containing the full text of California Civil Code 1950.6: www.bobfalfa.com. The application screening fee amount being charged is less than the maximum allowable amount that may be charged as per California Civil Code Section 1950.6(b).

Owner/Agent requires a payment of **\$40.00** to process each application. This payment is non-refundable. This application does not secure, hold, or otherwise guaranty, the availability of any apartment, room or bed and does not obligate Owner to rent to Applicant

Applicant Signature _____

Date _____