



Application to Rent

HOW DID YOU HEAR ABOUT US: _____ EMAIL ADDRESS: _____

LEGAL NAME: _____ LAST _____ FIRST _____ MIDDLE _____

SOCIAL SECURITY NO. _____ DOB _____

HOME PHONE: _____ WORK PHONE: _____ CELL PHONE: _____ DRIVER LIC. NO. _____ STATE: _____

OTHER OCCUPANTS: _____ LAST _____ NAME _____ MIDDLE _____ DOB _____

_____ LAST _____ NAME _____ MIDDLE _____ DOB _____

_____ LAST _____ NAME _____ MIDDLE _____ DOB _____

RESIDENT HISTORY

CURRENT: _____ STREET ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

FROM: _____ TO: _____ AMOUNT PAID \$ _____ REASON FOR LEAVING: _____
MONTH/YEAR _____ MONTHLY _____

LANDLORD/MANAGER NAME: _____ COMMUNITY NAME: _____ PHONE: _____

PREVIOUS: _____ STREET ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

FROM: _____ TO: _____ AMOUNT PAID \$ _____ REASON FOR LEAVING: _____
MONTH/YEAR _____ MONTHLY _____

LANDLORD/MANAGER NAME: _____ PHONE: _____

EMPLOYMENT

CURRENT EMPLOYER: _____ PHONE: _____ SUPERVISOR: _____

STREET ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

FROM: _____ TO: _____ GROSS MONTHLY SALARY \$ _____ TITLE: _____

PREVIOUS EMPLOYER: _____ PHONE: _____ SUPERVISOR: _____

STREET ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

FROM: _____ TO: _____ GROSS MONTHLY SALARY \$ _____ TITLE: _____

BANK: _____ CHECKING ACCOUNT # _____ PHONE: _____

BANK: _____ SAVINGS ACCOUNT # _____ PHONE: _____

LIST ALL VEHICLES TO BE PARKED AT THE PROPERTY

MAKE: _____ MODEL: _____ YEAR: _____ COLOR: _____ LIC # _____ STATE: _____

MAKE: _____ MODEL: _____ YEAR: _____ COLOR: _____ LIC # _____ STATE: _____

IN CASE OF EMERGENCY NOTIFY: (closest relative or friend not living with you).

NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

HOME PHONE: _____ WORK PHONE: _____ CELL PHONE: _____ RELATION: _____

HAVE YOU BEEN DELINQUENT IN PAYMENT OF RENT OR ANY OTHER FINANCIAL OBLIGATIONS? YES/NO

EXPLAIN: _____

HAVE YOU EVER BEEN A DEFENDANT IN AN UNLAWFUL DETAINER (EVICTION) LAWSUIT? YES/NO

EXPLAIN: _____

PETS YES/NO

DESCRIBE: _____

I hereby consent Atlantic & Pacific Management Corp. through its designated agent and its employees, to obtain and verify my credit information, including a criminal background search and previous occupancy history, for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment, Atlantic & Pacific Management and its agent(s) shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods.

APPLICANT SIGNATURE: _____ DATE: _____
rev. 6/11/2024



RECEIPT FOR APPLICANT SCREENING

On the date below, owner received \$40.00 from the undersigned, hereinafter called "Applicant." who offers to rent from the owner the premises located at:

Above payment is to be used to screen "Applicant" with regards to credit history and other background information, including criminal background checks. The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search,
and/or other screening reports including criminal background check\$26.36
2. Cost to obtain process and verify screening information..... \$13.64
(May include staff time and other soft costs)
3. Total fee charges (may not exceed \$44.51 per applicant).....\$40.00

Applicant authorizes verification of information supplied by applicant via methods, which may include, but are not limited to tenant screening, criminal background screening and credit checking

Applicant Signature/Date

Management Representative Signature/Date


RESIDENT SELECTION CRITERIA

Atlantic & Pacific Management Corporation supports The Fair Housing Act as amended, prohibiting discrimination in housing based on race, religion, sex, national origin, handicap, or familial status. The following qualification standards will be required from every prospective resident. They include, but are not limited to:

Identity Verification

We utilize an outside company to verify your identity. A smart phone is necessary to verify your identity through the application process. If you do not have a personal smart phone, we can make other arrangements to verify your identity; just inquire with management.

Qualifying Standards

Rental History: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the company who provided the credit report. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report, and resubmit an application to this community.

Income Verification: Applicants must make 2.5 times the rent amount to qualify. We use an outside company to verify your income. The company uses PLAID. Verification of income is required and must be received within 72 hours of the rental application or the move-in date whichever is earlier or your application could be cancelled. If you need more time, please inquire with management for an accommodation.

Evaluation

Atlantic & Pacific Management Corporation evaluates the above information with a scoring method that weighs the indicators of future rent payment performance. An applicant will be automatically denied if the report shows any unlawful detainer has been filed or any eviction has occurred despite the overall score. An applicant also will be denied if the report shows collection accounts to a property management company, unless proof of payment is provided. An approval or conditional approval on the credit evaluation of the application lease will be pending the approval of the criminal background search, which can take longer.

Co-signers

In the event a co-signer is required, he/she must complete an *Application for Residency*, have income that is five times the rent amount, must qualify as a single individual, and meet all of the other Resident Selection Criteria. A co-signer will be fully responsible for the *Lease Agreement* if the occupying resident(s) default.

Occupancy Policy

The following occupancy policy indicates the maximum number of residents allowed per apartment. Occupancy is based on the number of bedrooms in an apartment. A bedroom is defined as a space within the premises that is used primarily for sleeping with at least one (1) window and one (1) closet for clothing. Not all apartment sizes are available in all communities.

Studio	2 persons	Three Bedrooms	7 persons
One Bedroom	3 persons	Four Bedrooms	9 persons
Two Bedrooms	5 persons		

Applicant Signature/Date

Management Representative Signature/Date



General Information

1. Name of Applicant _____
2. Current Address _____
3. Telephone _____

Pet Information

1. List pet(s) you currently have:

Name	Type	Breed	Color	Age	Weight
1.					
2.					

Under no circumstances will the following breeds of dog be allowed: Akitas, American Staffordshire Terriers, Boxers, Bulldogs (except English and French Bulldogs), Chow Chows, Dobermans, German Shepards, Perro de Presa Canarios, Pit Bulls, Rottweilers and Wolf Hybrids. In addition, all hound breeds are restricted, except Basenjis, unless management can verify prior behavior and noise level of the dog from its previous residence.

2. Are pets permitted where you now live? _____

3. Can we call your current landlord for a pet reference? _____

Landlord _____ Telephone _____

How long did your pet(s) live there? From: _____ To: _____

4. Can we call any former landlords for pet references? _____

Landlord _____ Telephone _____

How long did your pet(s) live there? _____

5. Responsible pet guardianship references: Please list below reference who know you and your pet and who would be willing to discuss your pet with us. You may choose to list people such as your neighbors, your veterinarian, or your dog trainer, as appropriate.

Name _____

Position _____

Name _____

Position _____

PLEASE BRING YOUR DOG'S VACCINE RECORD WITH YOUR APPLICATION



NO PET ADDENDUM

The undersigned Residents hereby acknowledge that this is a pet friendly community with specific guidelines and with additional rules, deposit and rents governing pets. The undersigned agree to refrain from bringing any animals into the Premises at any time without prior written permission from the Owner. The undersigned also affirms that they do not currently own a pet, nor will they adopt, purchase or otherwise obtain a pet during the term of their tenancy, without obtaining prior written permission from Owner. Service or support animals for the disabled are not considered to be pets, but do require advance approval by management.

Violation of this addendum will result in the forfeiture of the Rental Agreement and will be considered a default on the part of the Resident.

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Management Representative Signature

Date

SB 267 Disclosure

Section 12955 of the California Government Code allows applicants for rental housing who receive a government rent subsidy, including a Section 8 Housing Choice Voucher, the option to provide alternative verifiable evidence of their ability to pay the rent each month in lieu of allowing a landlord to use the applicant's credit history.

If you will be receiving a government rent subsidy which will cover a portion of your rent each month, please select one of the following screening options:

I authorize the Landlord to use my credit history as part of the application process

I will provide alternative evidence of ability to pay the rent requested by Landlord, including, but not limited to, bank statements, pay records, government benefit payments, and verification of any other sources of income to demonstrate ability to pay the rent each month.

If you, as the applicant, choose to submit lawful and verifiable alternative evidence demonstrating your reasonable ability to pay, as outlined above, we, as the landlord, will afford you a reasonable amount of time to respond with that alternative evidence. We will then reasonably consider this alternative evidence in lieu of relying on your credit history when determining whether to extend the rental offer to you. Please note that your decision does not limit landlord's ability to request information or documentation to verify employment, to request landlord references, or to verify the identity of any person.

Name of Applicant: _____

Signature: _____

Dated: _____