

Management Company and Agent:

Ray Roberts Realty, Inc.
 Office: (562) 430 - 3588 Fax: (562) 430-0693
 Email: rentals@rayrobertsrealty.com

APPLICATION AND OFFER TO RENT/LEASE REAL PROPERTY

3532 Katella Avenue, Ste. 111, Los Alamitos, CA 90720 **\$ 35.00** Credit Check fee www.rayrobertsrealty.com

THE PROPERTY

COMPLEX NAME: _____ ADDRESS: _____
 _____ CITY/STATE/ZIP: _____
 RENTAL RATE BY MONTH: _____ SECURITY DEPOSIT _____

INSTRUCTION TO APPLICANT: Please Print in a clear and legible manner.

One Application must be filled out ENTIRELY and COMPLETELY by each intended adult occupant. Each Applicant must provide a **VALID GOVERNMENT ISSUED PHOTO ID, AND INCOME VERIFICATION.**

APPLICANT'S PERSONAL DATA

Email: _____ **Phone:** _____

| FULL NAME: FIRST-MIDDLE - LAST - GENERATION | SOCIAL SECURITY | GOVERNMENT ISSUED PHOTO ID | TYPE AND COUNTRY/STATE OF ISSUANCE | BIRTH DATE |
|---|-----------------|----------------------------|------------------------------------|------------|
| | | | | |
| | | | | |

OTHER PEOPLE TO OCCUPY THE PROPERTY:

| FULL NAME | DATE OF BIRTH |
|-----------|---------------|
| | |
| | |
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| | |

RESIDENCE HISTORY (List ALL residences for at least 5 years, START WITH PRESENT RESIDENCE.)

| STREET ADDRESS | CITY | STATE/ZIP | DATE IN | \$ RENT / MO | LANDLORD NAME /PHONE |
|----------------|------|-----------|---------|--------------|----------------------|
| | | | | | |
| | | | | | |
| | | | | | |

INCOME/ EMPLOYMENT (IF EMPLOYED) HISTORY

| COMPANY | | | POSITION OR | START | MONTHLY |
|---------|---------|-------|-------------|-------|---------|
| NAME | ADDRESS | PHONE | OCCUPATION | DATE | WAGE |
| | | | | | |

| OTHER INCOME SOURCE(S) | MONTHLY AMOUNT |
|------------------------|----------------|
| | |
| | |

BANKING INFORMATION

| BANK OR S & L NAME | BRANCH | PHONE | ACCOUNT NUMBER | Present Balance |
|--------------------|--------|-------|----------------|-----------------|
| | | | | |
| | | | | |

OFFICE USE ONLY:

Date Received: _____ Fee Paid: _____ Decision: _____
 All Info Received: _____ All Forms Signed: _____

IN CASE OF EMERGENCY NOTIFY

| FULL NAME | RELATIONSHIP | ADDRESS | PHONE |
|-----------|--------------|---------|-------|
| | | | |
| | | | |

AUTOMOBILES

| MAKE | MODEL | YEAR | LICENSE | INSURANCE CO. |
|------|-------|------|---------|---------------|
| | | | | |
| | | | | |

ACTIVE CREDIT ACCOUNTS

| CREDITOR | YR. OPENED | CREDITOR | YR OPENED |
|----------|------------|----------|-----------|
| | | | |
| | | | |

HAS ANY CIVIL JUDGMENT BEEN ENTERED AGAINST YOU FOR THE COLLECTION OF A DEBT IN THE PAST 10 YEARS?

| YES | NO |
|-----|----|
| | |

DO YOU HAVE OR INTEND TO HAVE WATER FILLED FURNITURE IN THE RENTAL UNIT ?

| | |
|--|--|
| | |
|--|--|

HAVE YOU FILED FOR BANKRUPTCY IN THE PAST 10 YEARS?

| | |
|--|--|
| | |
|--|--|

DO YOU HAVE OR INTEND TO HAVE PETS IN THE RENTAL UNIT? ASSISTIVE ANIMALS FOR THE DISABLED ARE NOT CONSIDERED TO BE PETS, BUT DO REQUIRE PRIOR WRITTEN APPROVAL OF OWNER'S AGENT

| | |
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|--|--|

HAVE YOU EVER BEEN EVICTED OR REFUSED TO PAY RENT FOR ANY REASON?

| | |
|--|--|
| | |
|--|--|

HAVE YOU, OR DO YOU INTEND TO POSSESS, SELL OR USE ILLICIT DRUGS, NARCOTICS IN OR ABOUT YOUR RESIDENCE?

| | |
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IF ANY QUESTION ABOVE HAS BEEN ANSWERED "YES", PLEASE EXPLAIN: Use separated paper if needed.

NOTE: THE PROPERTY YOU ARE APPLYING TO RENT OR LEASE HAS A CRIME, DRUG POLICY WHICH MUST BE SIGNED.

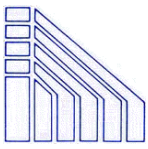
IF ACCEPTED, HOW LONG DO YOU EXPECT TO STAY? _____

HOW DID YOU HEAR OF THIS VACANCY? _____

The undersigned Applicant hereby offers to rent/lease real property described herein as THE PROPERTY.

Applicant has no rights to said property until a Rental Agreement/Lease is duly executed after the approval of this Application. A credit check fee of \$ 35.00 to process this Application will be given by Applicant to the owner /manager when this Application is turned in the processing. The Application Deposit is fully refundable if Applicant is rejected or if written notice revoking this offer is received by the owner/manager prior to acceptance of this offer. Within three days of receiving your application & credit check fee we will run your credit through EXPERIAN, where we check your credit accounts, eviction history, and telecheck rating. Federal and California state fair housing laws guarantee a right to housing free from discrimination based on race, color, national origin, religion, sex, familial status, disability, source of income, sexual orientation, age, marital status, or any other arbitrary characteristic. We welcome all applicants in accordance with these laws. Applicant represents all information if this Application to be true & accurate & authorizes owner/manager and his/her/its employees & agents to verify said information employees and agents, Credit bureau or firm, its employees and agents and any and all other firms or persons investigation or supplying information, from any liability whatsoever concerning the release and/or use of said information and further, will defend and hold them all harmless from any suit or reprisal whatsoever. All holders, public and private, of any such information are hereby authorized to release, without reservation or limitation, any and all such information they have concerning Applicant and in so doing, will be acting on Applicant's behalf at Applicant's request and will be held blameless and without any liability whatsoever. A copy, fax., or other reproduction of this Authorization shall be as effective as the original. The \$30 non refundable credit check fee covers the \$19.49 for the credit report, which you are entitled to a copy of, and \$10.51 administrative, office staff, and office supply expense.

Dated: _____ Applicant's signature _____ Applicant's name Printed _____



Ray Roberts Realty Applicant Screening Policy

It is the property management policy of Ray Roberts Realty, Inc. (RRR) to screen all applicants according to the guidelines set forward by the State of California, Department of Real Estate, Fair Housing, and the guidelines listed below:

Rental Application:

- 1) Each Adult applicant must complete a rental application, sign the rental application, and pay a \$35 credit check fee.
- 2) The rental application must be completed and delivered to Ray Roberts Realty. An incomplete application could result in it being returned for additional information.
- 3) Fraudulent information will result in a declined application
- 4) Information will be verified by a representative of Ray Roberts Realty, Inc. By signing the application, applicant gives RRR the right to verify information provided.
- 5) A credit check will be conducted for each applicant and it will include a credit history and eviction history.
- 6) Identification – Each applicant must provide a valid government issued photo ID

Rental History:

- 1) Applicant must provide a list of prior addresses, which will be verified by RRR.
- 2) Any prior negative credit accounts from a property management company or property owner will result in a declined application.
- 3) Prior Unlawful Detainer (eviction) cases will result in a declined application.

Income Requirements:

- 1) Applicants must have verifiable income of at least 2.5 times the monthly rental amount.
- 2) Applicants who are employed must provide 2 most recent pay stubs.
- 3) Applicants with other sources of income must provide proof of legal verifiable income. Proof of legal verifiable income includes but is not limited to: income tax returns, bank records, proof of government income (e.g., social security, disability, welfare, etc.); proof of retirement or investment income; student loans/ grants, spousal/child support or any other legal, verifiable income.

Credit History:

- 1) The following items on your credit report will result in an immediate denial of your rental application: Unlawful Detainer Lawsuits (evictions), state & federal tax liens, negative credit accounts from a prior property management company or property owner.

Household Limit Size & Other Application Guidelines

- 1) RRR follows a household limit of 2 occupants per bedroom +1 additional occupant per apartment.
- 2) Assistive animals for the disabled are not considered to be pets, but do require prior written approval of Owner/Owner's Agent.
- 3) RRR complies with all State & Federal Fair Housing Guidelines and are equal opportunity housing providers. We do not discriminate on the basis of race, color, religion, gender, familial status, national origin, disability, ancestry, or sexual orientation, age, marital status, source of income, medical condition, gender identity, gender expression, genetic information or any arbitrary reason. RRR reserves the right to select applicants based upon the rules set forward by State & Federal law based on the following criteria:
 - a. Credit History
 - b. Prior Rental History
 - c. Income
- 4) Application Process on average takes 3-5 Business Days. I have read and understand the above terms and conditions. All the information that I have provided is true and accurate.

Signature of Applicant