

Rg8 Property Management (California Registered Real Estate Broker)
 2440 S. Hacienda Blvd., Suite 121, Hacienda Heights, CA 91745. Text: 818-856-1698
 The best way to contact us is by email at: 8@1689.us

Website: www.1689.us

Rental Application for (address): _____

Personal Information: Please fill in for all occupants who will move in with you, including all children.

| Relationship to applicant (Spouse, children, co-signer etc.) | Last Name | First & Middle Name | All other names used | Gender (M/F) | Date of birth | Social Security number |
|--|-----------|---------------------|----------------------|--------------|---------------|------------------------|
| 1 Applicant | | | | | | |
| 2 | | | | | | |
| 3 | | | | | | |
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Personal Information: (Continued)

| | Driver's license number/ State | Vehicle license plate number/ State | phones (cell/home/work) | Email |
|---|--------------------------------|-------------------------------------|-------------------------|-------|
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Employment history: Please fill in for all occupants age 18 or older:

| Name | Current Position or title | Employer name | Gross salary per month | Employed since when to when | Name of superior at work | Work phone | Work address | Prior occupation | Other income (specify sources) |
|------|---------------------------|---------------|------------------------|-----------------------------|--------------------------|------------|--------------|------------------|--------------------------------|
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Prior & current landlords: Please fill in for all occupants age 18 or older:

| For Name | List all current & previous residence addresses in past 5 years | owner / MGR | phone | From (date) | To (date) | Rent per month | Reason for moving |
|-----------|---|-------------|-------|-------------|-----------|----------------|-------------------|
| Applicant | | | | | | | |
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List all Creditors, including credit cards, loans (including car & student loan) and other major obligations:
(Please fill in for all occupants age 18 or older)

| Account holder/debtor name | Type of loan (e.g., car, credit card) | Creditor's name | Amount owed | Monthly payment |
|----------------------------|---------------------------------------|-----------------|-------------|-----------------|
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Future occupants: List all adults or children (including baby being expected) who will move in or occupy the premises anytime during the lease term after your move-in. (Note: If future occupant is disclosed to landlord before move-in, landlord will give tenants discounts on additional occupant fee.)

| Name of future occupant | Relationship to applicant (e.g., child, father, mother) | Date of Birth | Male / Female | Estimated start date of occupancy | note |
|-------------------------------------|---|---------------|---------------|-----------------------------------|------|
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| In case of emergency, notify (name) | Address | Phone | Relationship | Note | |
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Personal History etc.: Please fill in below for all occupants age 18 or older (Use additional sheet if more than one occupant has similar history or to further explain any "yes" answers).

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|--------------------------------|--|
| Bankruptcy | <p>Has any applicant ever filed for bankruptcy? <input type="checkbox"/> No <input type="checkbox"/> Yes. Name(s) of applicant(s) involved: _____ How many times? _____</p> <p>What type(s)? _____</p> <p>When? _____ Amount in bankruptcy: _____</p> <p>Has any applicant ever filed for bankruptcy? <input type="checkbox"/> No <input type="checkbox"/> Yes.</p> <p>Name(s) of applicant(s) involved: _____ How many times? _____</p> <p>What type(s)? _____</p> <p>When? _____ Amount in bankruptcy: _____</p> |
| Lawsuits: as defendant | <p>Has any applicant ever been sued? <input type="checkbox"/> No <input type="checkbox"/> Yes. Name(s) of applicant(s) involved: _____</p> <p>How many times? _____ Concerning what? _____</p> <p>When? _____ . Amount of any judgment: _____</p> <p><input type="checkbox"/> Yes. Name(s) of applicant(s) involved: _____ How many times? _____</p> <p>Concerning what? _____</p> <p>When? _____ . Amount of any judgment: _____</p> |
| Lawsuits: as plaintiff | <p>Has any applicant ever sued someone else: <input type="checkbox"/> No <input type="checkbox"/> Yes.</p> <p>Name(s) of applicant(s) involved: _____ . How many times? _____</p> <p>Concerning what? _____</p> <p>When? _____ . Amount of any judgment: _____</p> |
| Eviction. | <p>Has any applicant ever been evicted or are you now undergoing an eviction? <input type="checkbox"/> No <input type="checkbox"/> Yes.</p> <p>Name(s) of applicant(s) _____ How many times? _____</p> <p>When? _____ Amount of any judgment: _____</p> <p>Note: _____</p> <p><input type="checkbox"/> Yes. Name(s) of applicant(s) _____ How many times? _____</p> <p>When? _____ Amount of any judgment: _____</p> <p>Note: _____</p> |
| Criminal Convictions. | <p>Has any applicant ever been convicted of any crimes? <input type="checkbox"/> No <input type="checkbox"/> Yes. Name(s) of applicant(s) involved: _____ . For what offenses? _____</p> <p>_____, When? _____ What was the sentence? _____</p> <p><input type="checkbox"/> Yes. Name(s) of applicant(s) involved: _____ .</p> <p>For what offenses? _____ , When? _____</p> <p>What was the sentence? _____</p> |
| Late Payment of Rent. | <p>Did you ever pay rent late? <input type="checkbox"/> No <input type="checkbox"/> Yes. Reason _____</p> <p>Have you ever paid late charge? <input type="checkbox"/> No <input type="checkbox"/> Yes. How many times in the past 3 years: _____</p> <p>Note: _____</p> |
| Smoking | Does any applicant smoke? <input type="checkbox"/> No <input type="checkbox"/> Yes |
| Water-filled Furniture. | Describe water-filled furniture you want to have in the rental property: <input type="checkbox"/> No <input type="checkbox"/> Yes. What kind: _____ |
| Pets: at move-in | <p>I will have pet at move-in: <input type="checkbox"/> No <input type="checkbox"/> Yes (Additional pet deposit & per month pet fee apply).</p> <p>Number of cats: _____ ; number of dogs at or under 20lb: _____ ; number of dogs over 20lb: _____ ; dog breed(s): _____ ; weight of each dog: _____</p> <p>Other kind of pet (Specify type, weight, number): _____</p> |
| Pets: after move-in | <p>I plan to have pet or add more pet after move-in: <input type="checkbox"/> No <input type="checkbox"/> Yes. Number of cat: _____ ; number of dogs at or under 20lb: _____ ; number of dogs over 20lb: _____ ; dog breed(s): _____ ; weight of each dog: _____</p> <p>Other kind of pet (Specify type, weight, number): _____</p> <p>(To avoid the possibility of the landlord not allowing pets you will place in the house in the _____</p> |

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|---|---|
| | future or more expensive pet fees for those pets, apply for permission now and fix the pet fees. If future pets are disclosed to the landlord before move-in, the landlord will give tenants discounts on pet fees.) |
| Move-in Fee | Minimum move-in fee will be 3 months of rent (2 month security deposit & first month rent). Can you pay in full as of move-in? <input type="checkbox"/> Yes <input type="checkbox"/> No, if so when it will be paid in full? _____. |
| Lease Commencement Day: What is the earliest date you wish the lease to begin? _____ Note: If you like the house, please insert a date that is as early as practicable to you. If the date is too far away, another applicant with an earlier commencement date will have priority. | |
| Source: | Where did you learn of this property being available for rent? _____ |

Can you provide us a copy of the following documents for all applicants and occupants age 18 or older (Check all that apply.)**

- Driver's license. Passport, what country? _____ . Credit report. Other ID with your photos.
What kind of ID? _____.
- Pay stubs (most recent 3 months) Tax returns. W-2. 1099. Bank statement. Other documents proving income or ability to pay rent.
 Other document to prove your identity _____.

** If you don't have documents to prove income, you may still submit your application, subject to landlord's approval.

Identification documents for occupant(s) under 18 years old (required if lease is signed): Birth certificate Passport Other: _____.

Consent to Contact References and Perform Credit Check, Criminal and Background Check: I authorize the landlord, landlord's managers or representatives (including the Law Offices of Addison H.S. Lau, Inc., a Professional Law Corp.) ("Landlord") to obtain information about me from my credit sources, current and previous landlords, employers, and personal references to enable Landlord to evaluate my rental application, to perform a criminal background check on me or to hire a tenant-screening firm to investigate my background. These actions may result in a report on my character, reputation, personal characteristics, and criminal history. I give permission for Landlord to obtain a consumer report about me for the purpose of this application, to ensure that I continue to meet the terms of the tenancy, for the collection and recovery of any financial obligations relating to my tenancy, or for any other permissible purpose. I agree to hold Landlord harmless if the results of this search include incorrect information that Landlord in the exercise of ordinary caution would not have known about.

Fill out the following information:

Application fee: \$49 for each adult (applicants age 18 or over) (For application, credit check & eviction & criminal history check fee.)

\$49 for 1 adult \$98 for 2 \$147 for 3 \$196 for 4 \$245 for 5 \$49 x _____ adults = \$ _____

Note: Some large size employers retain the service of a third party company to help with employment verification with a fee (normally between \$25 to \$50 per employee to be verified) charged to the verification requester (such as a landlord). If this situation applies to this application, I/we agree to pay for such verification fee. We will email you our bank's information to deposit the application fee in cash. (If deposit check, need to wait 10 days to start processing your application.)

Certification: I certify that all the information given above is true and correct and understand that my lease or rental agreement may be terminated if I have made any materially false or incomplete statements in this application.

All applicants age 18 or older please date and sign:

Date: _____

| | | | |
|---------------------|---------------------|---------------------|---------------------|
| Applicant signature | Applicant signature | Applicant signature | Applicant signature |
| X _____ | X _____ | X _____ | X _____ |
| Print name: | Print name: | Print name: | Print name: |

| | | | |
|---------------------|---------------------|---------------------|---------------------|
| Applicant signature | Applicant signature | Applicant signature | Applicant signature |
| X _____ | X _____ | X _____ | X _____ |
| Print name: | Print name: | Print name: | Print name: |

Below don't use

I/we authorize the Landlord) of the above rental to use the following credit card to pay for all credit reports for all applicants. Applicants understand that if Landlord orders credit reports and does not rent to Applicants, Landlord will not refund the fee to Applicants.

Fill out the following information:

Direct Deposit: We will email you our bank's information, so you can go there to deposit cash. (If deposit check, need to wait 10 days to start processing your application.)

(Note: We will not charge your credit card until we've reviewed your applications and related documents (such as paystubs, IDs) & notify you the application can continue. So if you wish you don't need to fill out the credit card information when you submit this application.)

Visa Master AE: Card account number: _____
Last 3 digits of code in back of card: _____ AND (for AE only) 4-digit code in front of card: _____
Expiration Date: _____. Name on card: _____
Credit card statement mailing address: _____
Zip Code _____
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Note: Some large size employers retain the service of a third party company to help with employment verification with a fee (normally between \$20 to \$30 per employee to be verified) charged to the verification requester (such as a landlord). If this situation applies to this application, I/we agree to pay for such verification fee and authorize Landlord to charge such fee on the above credit card.

\$_____ for fees payable to third party employment verification service for (number) _____ rental applicant(s).
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- ***If you pay cash, please keep your receipt as proof of payment.
- ***For any person age 18 or older, we need their information & credit report. If you give us your current credit report or other reports (obtained within the past 30 days), we will not run your report for now. W we still need to run your credit & other reports before any signing of the lease.
- ***Your private information will be kept confidential and will not be sold.

To be completed by Landlord/Manager only

| Payment for credit check | Received by | Amount paid | Amount used | Remaining credit | Refunded (date & check #) | Note |
|---------------------------------------|-------------|-------------|-------------|------------------|---------------------------|------|
| <input type="checkbox"/> Cash: | | | | | | |
| <input type="checkbox"/> Money order | | | | | | |
| <input type="checkbox"/> Check: | | | | | | |
| <input type="checkbox"/> Credit card: | | | | | | |

Note:

[below not used.]

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|----------------------------|--|
| Move- in Deposit & Rent | Total move-in fee will be first month rent plus security deposit equaling 1 to 2 months' rent. Is this OK with you? []Yes []No, I am unable to pay this amount now, but I can pay \$ _____ on (date) _____, then pay the balance of \$ _____ on (date) _____ before moving in. |
|----------------------------|--|

Most requirements are negotiable, subject to Landlord's approval. You may insert your suggested terms below:

| | | |
|-----------------------------|--|-----------------------------------|
| Applicant's suggested rent: | Applicant's suggested move-in deposit: | Applicant's suggested lease term: |
| \$ _____ /month | \$ _____ | _____ months, |

Applicant's other suggested items:
