

4-SEASONS REALTY
117 SOUTH MILL STREET, SUITE F
TEHACHAPI, CA 93561
PHONE: (661) 822-RENT
FAX: (661) 822-7383

******RENTAL APPLICATION******

PLEASE READ THE FOLLOWING INFORMATION BEFORE COMPLETING THE RENTAL APPLICATION!

WE DO CONTINUE TO TAKE APPLICATIONS ON A PROPERTY UNTIL WE HAVE A FULLY APPROVED APPLICATION AND A SECURITY DEPOSIT RECEIVED.

1. In order to process your application we MUST run a credit report. The processing fee is \$25.00 per adult 18 years or older (cash or personal check is OK), please bring fee in at the time you leave the application. The processing fee is NON REFUNDABLE. **CHECKING RENTAL APPLICATION DOES NOT GUARANTEE THAT YOU WILL BE APPROVED FOR RENTING.**
2. An application is needed for each person 18 years or older that will be living in the property.
3. Please be sure to fill out all areas completely on the application. Failure to do so will cause a delay in processing. Applications MUST be filled out in INK. IT IS THE RESPONSIBILITY OF THE APPLICANT TO FILL OUT ALL AREAS ON THE APPLICATION, SIGN, & DATE. 4 Seasons Realty will not process an incomplete application. You must have a valid social security number. Applications will not be accepted from individuals currently being evicted.
4. We must have indisputable proof of income (i.e.: copy of current pay stub, copy of social security check, W-2, 1099, tax return, bank statements, etc.) This MUST be turned in with application.
5. If you have income from some other source than employment, i.e.: SSI, SDI, AFDC, etc, please bring in current copies of check stubs, checks, or letter of current eligibility. This is our only way to verify this income. To do so in writing may take several weeks and possibly longer.
6. Gross income required must equal three times the monthly rate of rent. *****Occasionally we will have an apartment available that does not have to meet this income requirement. Ask for details. ********
7. Most owners do not accept co-signors. Sometimes an owner will make an exception to this with a qualified, local co-signor.
8. Most owners require 3 to 5 yrs. good long term rental or mortgage history. Sometimes an owner will make an exception to this.
9. Once your application has been approved, we will need a deposit to hold the property. We do not consider a property rented until this deposit has been received. This is non refundable if you change your mind for any reason. THE SECURITY DEPOSIT AND FIRST MONTHS RENT MUST BE PAID IN THE FORM OF CASHIER'S CHECK OR MONEY ORDER. Due to liability, we do not accept cash or personal check for these types of payments.
10. After the first months rent and deposits, you may use a personal check to pay your rent.
11. Two forms of identification will be required one of which must be a valid drivers' license or DMV identification card.
12. CREDIT CHECK FEE IS \$25 PER ADULT 18 YEARS OF AGE OR OLDER.

THANK YOU FOR CHOOSING 4-SEASONS REALTY. IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CALL OUR OFFICE.





*****Individual Applications MUST be received on all applicants 18 and over!**

*****You MUST Complete All Sections or it will cause a delay in the processing of your application.**

LAST NAME:	FIRST NAME:	MIDDLE NAME:	HOME PHONE NUMBER:
OTHER NAMES USED IN THE PAST 10 YEARS:		DRIVERS' LICENSE NUMBER:	WORK PHONE NUMBER:
DATE OF BIRTH:	SOCIAL SECURITY:		MOBILE/CELL NUMBER:

1	PRESENT ADDRESS:	CITY:	STATE:	ZIP CODE:
	DATE IN:	DATE OUT:	OWNER/AGENT PHONE NUMBER:	
	REASON FOR MOVING:			
2	PREVIOUS ADDRESS:	CITY:	STATE:	ZIP CODE:
	DATE IN:	DATE OUT:	OWNER/AGENT PHONE NUMBER:	
	REASON FOR MOVING:			
3	PREVIOUS ADDRESS:	CITY:	STATE:	ZIP CODE:
	DATE IN:	DATE OUT:	OWNER/AGENT PHONE NUMBER:	
	REASON FOR MOVING:			

PROPOSED OCCUPANTS. LIST ALL IN NAME: ADDITION TO YOURSELF	DATE OF BIRTH:	NAME:	DATE OF BIRTH:
PETS (Name/Type/Breed):	NAME:	DATE OF BIRTH:	NAME:
	NAME:	DATE OF BIRTH:	NAME:
	NAME:	DATE OF BIRTH:	NAME:

I AM/AM NOT (CIRCLE ONE) A MEMBER OF THE ARMED FORCES (INCLUDING THE NATIONAL GUARD AND RESERVES)

A	PRESENT OCCUPATION OR SOUCE OF INCOME:	EMPLOYER NAME:
	HOW LONG WITH THIS EMPLOYER:	EMPLOYER ADDRESS:
	SUPERVISOR NAME & NUMBER:	CITY, STATE, ZIP:
B	PRESENT OCCUPATION OR SOUCE OF INCOME:	EMPLOYER NAME:
	HOW LONG WITH THIS EMPLOYER:	EMPLOYER ADDRESS:
	SUPERVISOR NAME & NUMBER:	CITY, STATE, ZIP:

CURRENT GROSS INCOME

\$	PER	WEEK	MONTH	YEAR (Circle One)
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RENTAL APPLICATION, CON'T

NAME OF YOUR BANK:		BRANCH:	CHECKING	SAVINGS
IN CASE OF EMERGENCY, NOTIFY:		ADDRESS:	PHONE NUMBER:	RELATIONSHIP:
1				
2				
PERSONAL REFERENCES:		ADDRESS:	PHONE NUMBER:	RELATIONSHIP:
1				
2				
AUTOMOBILE MAKE:		MODEL:	YEAR:	LICENSE NUMBER:
AUTOMOBILE MAKE:		MODEL:	YEAR:	LICENSE NUMBER:
AUTOMOBILE MAKE:		MODEL:	YEAR:	LICENSE NUMBER:
HAVE YOU EVER FILED FOR BANKRUPTCY?		HAVE YOU EVER BEEN EVICTED OR ASKED TO MOVE?		
HAVE YOU EVER BEEN CONVICTED FOR SELLING, DISTRIBUTING, OR MANUFACTURING ILLEGAL DRUGS?				

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items including, but not limited to the obtaining of a credit report and agrees to furnish additional credit references upon request. Applicant consents to allow owner/manager to disclose tenancy information to previous or subsequent owners/managers.

Owner will require payment of \$ _____, which is to be used to screen Applicant with regards to credit history and other background information. The amount charged is itemized as follows:

- | | |
|---|----------|
| 1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports | \$ _____ |
| 2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) | \$ _____ |
| 3. Total fee charged (cannot exceed \$30 per applicant, which may be adjusted annually with the CPI as of 1-1-98) | \$ _____ |

The undersigned makes application to rent housing accommodations designated as:

Street Address: _____ **Apt #** _____

the rent for which is \$ _____ per month and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including required security deposit of \$ _____, before occupancy.

_____ *Date*

_____ *Signature*