

Rental Policy

- All applicants age 18 or older must submit an application. **ALL applicants must be present and come together to turn in their applications in person with a valid state ID or driver's license AND social security card or ITIN card. (Originals Only - No photo copies of ID/SS/ITIN cards accepted).** Applications can only be submitted in person to our corporate office in Gardena.
- **Screening Fees:** Two (2) SEPARATE payments required by money order or cashier's check: \$50.00 screening fee (**NON-REFUNDABLE**) per applicant age 18 years and older **AND** a good faith deposit per applicant group (NOT per applicant) of \$100.00 (for apartment rentals) or \$500.00 (for house rentals). **Good faith deposit is ONLY refunded if application is not approved.**
- **Screening Reports:** Background inquiries will be made for credit, rent bureau and criminal reports. Applicant must have a verifiable credit history and credit report that demonstrates the ability to pay financial obligations in a timely manner. Bankruptcies, collections, charge-offs, delinquencies, liens, judgements, high debt-to-income ratio, not having established credit and criminal history are subject to rejection. Credit score (FICO) should be no less than 665 for standard approval. A credit score of 615-664 may be conditionally approved. A credit score of 614 or less will not be approved.
- **Residential History:** Applicants must provide **a minimum of three (3) years** verifiable residency. **ANY record** of eviction, unlawful detainer and monies owed to a landlord will not be approved.
- **Income Requirements:** Applicants household **NET** income **must be equal to or greater than 2.5 times** the monthly rent amount (**NET = income after taxes and deductions**):
 - **Employed Applicants** must be with current employer and net income based on a constant hourly wage (ex: 40/80-hour payroll period). **Overtime, tips, commissions, bonuses and cash are not accepted.**
If paid bi-weekly **or** monthly, provide the most recent (2) paycheck stubs.
If paid weekly, provide the most recent four (4) paycheck stubs.
 - **Unemployed Applicants** must provide verifiable income documentation in the absence of current employment (Social Security, Retirement, etc) Call (310) 769-6669 for details.
 - **Self Employed Applicants** must provide 1099, the most recent six (6) months bank statements, the most recent year of signed tax returns and proof of business license.
- **Section 8 Housing Vouchers Applicants:** We process based on the voucher unit size and current payment standards. A copy of the voucher **and** the subsidy estimation worksheet are required at application submission.
- Fraudulent information is subject to automatic disqualification.
- We **DO NOT** accept rental assistance programs for any move-in fees.
- We **DO NOT** allow **ANY** form of subletting.
- Any restrictions involving children or pets will conform to current California law, applicable to the rental space being offered.
- An in-person interview at our corporate office in Gardena is required before final approval.
- **Renter's insurance required.** Proof of renter's insurance and \$100,000.00 in accidental/liability coverage required at lease signing in order to release unit keys.
- Denied applicants may re-apply after 60 days from original application submission.
- **Prices, policy, terms, conditions, and availability are subject to change at any time without notice.**

We do business in accordance with the federal housing law and applicable California laws.
"It is illegal to discriminate against any person because of race, color, religion, sex, marital status, disabilities or national origin."



APPLICATION TO RENT

(All sections must be completed)

Individual applications required from each proposed occupant 18 years of age or older.

**PLEASED BE ADVISED THAT ALL INFORMATION WILL BE VERIFIED.
FALSE INFORMATION WILL AUTOMATICALLY VOID APPLICATION**

Apt. No. _____ Located at _____ Rent Amt \$ _____ per month

How did you hear about the rental? _____ Expected Move-In Date: _____

PERSONAL INFORMATION:

E-mail _____

Name _____ Phone (_____) _____
Last First Middle

Social Security # or ITIN # _____ - _____ - _____ State Driver's Lic/ID _____ Birthdate ____ / ____ / ____

Name of Co-Applicant(s) _____

Names of Dependents (excluding Co-Applicants):

Name _____ Date of Birth _____ Name _____ Date of Birth _____

Name _____ Date of Birth _____ Name _____ Date of Birth _____

Do you have any pets? _____ If yes, how many? _____ Type _____

RESIDENTIAL HISTORY (must provide a minimum of three (3) years):**1. Current**Address _____
Street Unit City State Zip

Move-in Date _____ Move-out Date _____ Rent Paid _____

Landlord/Manager _____ Tel (_____) _____ - _____ Reason for Leaving _____

2. PreviousAddress _____
Street Unit City State Zip

Move-in Date _____ Move-out Date _____ Rent Paid _____

Landlord/Manager _____ Tel (_____) _____ - _____ Reason for Leaving _____

3. PreviousAddress _____
Street Unit City State Zip

Move-in Date _____ Move-out Date _____ Rent Paid _____

Landlord/Manager _____ Tel (_____) _____ - _____ Reason for Leaving _____

CURRENT EMPLOYMENT:☐ EMPLOYED FULL-TIME ☐ EMPLOYED PART-TIME ☐ STUDENT ☐ RETIRED ☐ UNEMPLOYED**Employer # 1** _____ Address _____

Dates of Employment: From _____ To _____ Occupation _____

Company Phone # (_____) _____ - _____ Monthly Net Pay \$ _____ Direct Deposit ☐ Yes ☐ No**Employer # 2** _____ Address _____

Dates of Employment: From _____ To _____ Occupation _____

Company Phone # (_____) _____ - _____ Monthly Net Pay \$ _____ Direct Deposit ☐ Yes ☐ NoIf there are **other verifiable sources of income**, please list income source:**ADDITIONAL INFORMATION:**

1. Have you ever had any credit problems?
2. Have you ever had an unlawful detainer/eviction filed against you?
3. Have you ever been convicted of a crime?
4. Are you a smoker?
5. Do you have a waterbed, aquarium or any other water filled furniture?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>



2030 West Rosecrans Avenue, Gardena, CA 90249

T: (310) 769-6669 F: (310) 436-0303

www.swamirentals.com

EMERGENCY CONTACT:

1. Name _____ Address _____
 Home Phone (____) _____ - _____ Mobile (____) _____ - _____ Relationship _____
2. Name _____ Address _____
 Home Phone (____) _____ - _____ Mobile (____) _____ - _____ Relationship _____

VEHICLES (Operable Automobiles including trucks, van, motorcycles):

1. Year _____ Make _____ Model _____ Color _____ License Plate # _____ State _____
2. Year _____ Make _____ Model _____ Color _____ License Plate # _____ State _____

To process your application to rent, the following items are **MANDATORY** and **MUST** be presented in person for verification by each applicant 18 years of age or older:

- A. Valid State Driver's License or State Identification Card (original only)
- B. Social Security Card or ITIN Documentation (original only)
- C. Proof of Income – Refer to attached Rental Policy under Income Requirements
- D. Two (2) Separate Money Orders for screening fees – Refer to attached Rental Policy under Screening Fees

You may be requested to provide additional information. Any information which **CAN NOT** be verified may be grounds for denial. If approved the security deposit and 1st month rent are payable by **MONEY ORDER / CASHIER'S CHECK ONLY**. We **DO NOT** accept cash payments at anytime. No personal checks accepted for initial move-in costs.

APPLICANT AUTHORIZATION:

Applicant represents that all of the above statements are true and correct and hereby authorizes their verification including, but not limited to, the obtaining of a credit report, and agrees to furnish additional documentation upon request. Owner/Agent is authorized to obtain a credit report, now and in the future, as evidenced by signing below. Applicant expressly authorizes Landlord to contact all persons or firms named as references, former landlords and employers to verify the contents of this Application.

In connection with my application for rental, I understand that background inquiries will be made on myself including consumer (credit), criminal, rent bureau, driving and other reports. Employment verification may include information as to my hire date, income, character, work habit and performance. I understand that information will be requested from various federal, state and other agencies and entities, public and private, which maintain records concerning my past activities relating to residential history, driving, credit, criminal, civil and other experiences as well as claims involving me in insurance company files. I understand if my application is denied for any reason, I cannot re-apply for a minimum of 60 days from my original application submission date.

I authorize, without reservation, any party or agency contacted to furnish, completely and without limitation, any and all of the above-mentioned information and any other information related thereto. Further, I will release from liability and will defend and hold harmless all requesters and suppliers of information accordance herewith.

You declare that all your statements on this *Application to Rent* are true and complete. If you fail to answer any questions or give false information, we will reject the application. Giving false information is a serious criminal offense.

We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules and financial obligations.

Signature _____ Date _____

OFFICE USE ONLY

This application is: ☐ APPROVED ☐ NOT APPROVED

Reason for Denial: _____

Applicant Notification: _____ Date: _____ Time: _____

☐ Spoke to Applicant ☐ Left Message ☐ Unable to leave Message ☐ Mailed Adverse Action Letter



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