

### PROSPECTIVE TENANT INFORMATION SHEET

1. Anyone 18 years or older **MUST** complete an application. Each application is good for two applicants.
2. Application should be filled out completely including but not limited to:
  - a. Current Address, Phone Number, and Email
  - b. Five years of residence and employment history
  - c. Nearest relative and two personal references (not related)
  - d. Date and Signature
3. Please provide a copy of your:
  - a. Paystub(s) or proof of income for the most recent month (ex. If you are paid weekly - please provide the most recent 4 paystubs, bi-weekly 2 paystubs. If self employed - last years tax return)
  - b. Drivers License/ Identification Card/ Passport
  - c. Social Security Card
4. **NON-REFUNDABLE Mandatory Application Processing Fee:**
  - a. \$40.00 for each applicant 18 years or older
  - b. Application fee must be paid in the form of **CASH, CASHIERS CHECK OR MONEY ORDER ONLY**. No personal checks will be accepted.

### RENTAL CRITERIA

In compliance with State and Federal Housing guidelines, all properties managed by East Valley Property Management, do not discriminate on the basis of race, color, religion, sex, handicap, financial status, or natural origin.

A rental application must be processed on ALL prospective tenants 18 years or older that will be residing at the property. Photo identification and verification of Social Security number and/or drivers license are required.

1. **INCOME:** Verifiable combined gross income between all applicants must be 2.5x for apartments/condos and 3x the amount of rent for houses/commercial units.
2. **EMPLOYMENT:** Must have at least 6 months of verifiable current employment. School loans/financial aid/cash aid/CalFresh/SSI benefits will also be accepted in lieu of employment history or as additional income, provided it can be verified.
3. **CREDIT:** A credit report will be processed on each applicant. The applicant(s) are required to have more "good" credit than "bad". Accounts should appear as current or paid, not delinquent or in collections.
4. **RENTAL HISTORY:** Five years of positive verifiable history on current and previous rental properties. If you own your home it will reflect on your credit report.

**\*\*\*\*APPLICANT(S) WILL BE AUTOMATICALLY DENIED IF THERE ARE ANY PRIOR EVICTIONS OR JUDGEMENTS FOUND\*\*\*\***



This notice is to advise you that an investigative consumer report will be made regarding your character, general reputation, personal characteristics, and mode of living. The name and address of the investigative consumer reporting agency that will prepare the report is:

CoreLogic Rental Property Solutions, LLC  
3001 Hackberry Road  
Irving, Texas 75063

You can receive a copy of this consumer report from: East Valley Property Management  
24556 W. Redlands Blvd.  
Loma Linda, CA 92354

Check here if you wish to receive a copy of this consumer report. ☐

Additionally, pursuant to Section 1786.22 of the Investigative Consumer Reporting Agencies Act, you have the right upon request to and verification of your identity by CoreLogic Rental Property Solutions, LLC through the submission of proper identification: (1) to visually inspect all files maintained by CoreLogic Rental Property Solutions, LLC regarding you; (2) to receive a list of the recipients of any investigative consumer report about you furnished by CoreLogic Rental Property Solutions, LLC within three (3) year period preceding your request. You have the right to request and be provided with the address and telephone number of such recipients.

You may request to visually inspect your files in the following ways:

- **In Person Inspection.** You may inspect the files maintained by CoreLogic Rental Property Solutions, LLC about you in person during normal business hours. You may receive a copy of your file for a fee not to exceed the actual costs of duplicating your file. If you elect to inspect your file in person, you may be accompanied by one (1) other person of your choosing, who shall furnish reasonable identification. CoreLogic Rental Property Solutions, LLC may require you to furnish a written statement granting permission to CoreLogic Rental Property Solutions, LLC to discuss your file in such person's presence.
- **Certified Mail Inspection.** You may request by certified mail to CoreLogic Rental Property Solutions, LLC, along with a copy of property identification (e.g. valid driver's license, social security account number, military identification card, or credit card), that copies of your files maintained by CoreLogic Rental Property Solutions, LLC be sent to an addressee(s) specified in your request.
- **Telephone Inspection.** You may request in writing to CoreLogic Rental Property Solutions, LLC, along with a copy of proper identification (e.g. valid driver's license, social security account number, military identification card, or credit card), to be provided with a summary of all information in your file maintained by CoreLogic Rental Property Solutions, LLC by telephone. You will be responsible for any toll charges associated with such calls.



## APPLICATION AND OFFER TO RENT/LEASE REAL PROPERTY

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

Application Fee(s) Paid: \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_ Target Move-In Date: \_\_\_\_\_

RENTAL RATE \$	SECURITY DEPOSIT \$
-------------------	------------------------

STREET NUMBER	STREET NAME	APT UNIT
CITY		ZIP

\*\*\*\*\*

### INSTRUCTIONS TO APPLICANT (S):

- Except for your signature, all information in this application must be PRINTED, clear, and legible
- Each person(s) 18 years or older must fill out an application ENTIRELY and COMPLETELY. Each applicant must show satisfactory identification to the owner/manager at the time this application is submitted for processing.
- When supplying names, give complete and full names including full middle names, if any. Sign on page 4 with your complete and full signature and be sure to list all appropriate phone numbers.
- When supplying addresses, give complete and full addresses including apartment numbers, cities, states, and zip codes. We require a minimum of five (5) years residence history.

**WARNING:** This application may be refused and/or rejected if it is not signed, complete, or legible; if satisfactory identification is not presented; if any information is found to be false, cannot be verified, or does not meet predetermined criteria; if any additional information is requested from applicant(s) and is refused; or a co-signer is rejected.

**BE PATIENT:** It will take some time to completely check out and verify the information in this application. You will be notified of the acceptance or rejection of this application as soon as possible. \*\*\* Average processing time ranges between 7-10 business days\*\*\*

### APPLICANT'S PERSONAL DATA

FULL NAME:FIRST-MIDDLE-LAST-GENERATION	SOCIAL SECURITY NUMBER	DL/ID NUMBER	STATE	BIRTHDATE
1)				
2)				
ALL OTHER NAMES WHICH YOU HAVE BEEN KNOWN BY:				

### OTHER PERSONS TO OCCUPY THE PROPERTY

FULL NAME	RELATIONSHIP TO APPLICANT	AGE	OCCUPATION

### LIST ALL PERSONS WITH WHOM YOU RESIDED WITH DURING THE LAST SEVEN (7) YEARS

FULL NAME	RELATIONSHIP TO APPLICANT

(APPLICANT #1) RESIDENCE HISTORY

ADDRESSES		DATES MOVED		RENT PAID	OWNER/MANAGER CONTACT INFO	REASON FOR LEAVING
(PRESENT) Street	State Zip	IN:	OUT:	\$ Per Month	NAME: PHONE ( )	
(PRIOR) Street	State Zip	IN:	OUT:	\$ Per Month	NAME: PHONE ( )	
(PRIOR) Street	State Zip	IN:	OUT:	\$ Per Month	NAME: PHONE ( )	

(APPLICANT #1) EMPLOYMENT HISTORY

COMPANY NAME	ADDRESS	POSITION OR OCCUPATION	START DATE	SUPERVISOR CONTACT INFO	SALARY OR WAGE

(APPLICANT #1) PERSONAL REFERENCES

NAME	ADDRESSES	PHONE NUMBER	HOW LONG ACQUAINTED	OCCUPATION
	STREET CITY STATE ( )			
	STREET CITY STATE ( )			

(APPLICANT #1) NEAREST RELATIVE (NOT LIVING WITH YOU)

NAME	RELATIONSHIP	ADDRESS	PHONE ( )

(APPLICANT #1) IN CASE OF AN EMERGENCY NOTIFY:

NAME	RELATIONSHIP	ADDRESS	PHONE ( )

(APPLICANT #1) AUTOMOBILES

MAKE	MODEL	YEAR	COLOR	LICENSE NO.	LEGAL OWNER	INSURANCE COMPANY



(APPLICANT #2) RESIDENCE HISTORY

ADDRESSES		DATES MOVED		RENT PAID	OWNER/MANAGER CONTACT INFO	REASON FOR LEAVING
(PRESENT) Street		IN:	OUT:	\$	NAME: PHONE ( )	
City	State Zip			Per Month		
(PRIOR) Street		IN:	OUT:	\$	NAME: PHONE ( )	
City	State Zip			Per Month		
(PRIOR) Street		IN:	OUT:	\$	NAME: PHONE ( )	
City	State Zip			Per Month		

(APPLICANT #2) EMPLOYMENT HISTORY

COMPANY NAME	ADDRESS	POSITION OR OCCUPATION	START DATE	SUPERVISOR CONTACT INFO	SALARY OR WAGE

(APPLICANT #2) PERSONAL REFERENCES

NAME	ADDRESSES	PHONE NUMBER	HOW LONG ACQUAINTED	OCCUPATION
	STREET CITY STATE ( )			
	STREET CITY STATE ( )			

(APPLICANT #2) NEAREST RELATIVE (NOT LIVING WITH YOU)

NAME	RELATIONSHIP	ADDRESS	PHONE ( )

(APPLICANT #2) IN CASE OF AN EMERGENCY NOTIFY:

NAME	RELATIONSHIP	ADDRESS	PHONE ( )

(APPLICANT #2) AUTOMOBILES

MAKE	MODEL	YEAR	COLOR	LICENSE NO.	LEGAL OWNER	INSURANCE COMPANY

	YES	NO
HAS ANY CIVIL JUDGEMENT BEEN ENTERED AGAINST YOU FOR THE COLLECTION OF A DEBT IN THE PAST TEN (10) YEARS?		
DO YOU HAVE ANY WATER FILLED FURNITURE OR DO YOU INTEND TO GET ANY WATER FILLED FURNITURE?		
DO YOU HAVE ANY PETS OR DO YOU INTEND TO GET PETS?		
HAVE YOU FILED BANKRUPTCY IN THE PAST TEN (10) YEARS?		
HAVE YOU EVER BEEN EVICTED OR HAVE YOU EVER REFUSED TO PAY RENT FOR ANY REASON?		
HAVE YOU, OR DO YOU INTEND TO, POSSESS, SELL, OR USE ILLICIT DRUGS OR NARCOTICS IN YOUR RESIDENCE?		
HAVE YOU EVER LIVED HERE BEFORE OR DO YOU KNOW ANYONE LIVING HERE NOW OR IN THE PAST?		
IF ANY QUESTIONS ABOVE WERE ANSWERED "YES" PLEASE EXPLAIN FULLY:		
IF ACCEPTED, HOW LONG DO YOU EXPECT TO STAY?		
HOW DID YOU HEAR OF THIS VACANCY?		

The undersigned Applicant(s) hereby offers to rent/lease real property described as **THE PROPERTY** on Page 1.

It is understood that this application is not a Rental Agreement/Lease and that the Applicant(s) has no rights to said property until a written or oral Rental Agreement/Lease is duly executed *after* the approval of this application. Applicant(s) is aware of and agrees to all covenants and conditions in the proposed Rental Agreement/Lease and agrees to timely execute said Rental Agreement/Lease after notification of acceptance of this Application and Offer. Time is of the essence.

An application processing fee of \$40.00 is NON-REFUNDABLE.

Applicant(s) represents all information on pages 1,2 and 3 of this application to be true and accurate. Applicant(s) also understand that the owner/manager will rely upon said information when accepting this application whether an independent investigation has been performed or not. Applicant(s) hereby authorizes owner/manager, his/hers/its employees and agents to verify said information and make independent investigations in person, by mail, phone, fax, or otherwise, to determine Applicant(s) rental, credit, financial and character standing. Applicant(s) hereby releases owner/manager, his/hers/its employees and agents, the U.D. Registry, Inc., its employees and agents and any/all other firms or persons investigating or supplying information, from any liability whatsoever concerning the release and/or use of said information and further, will 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 limitation, any and all such information they have concerning the Applicant and in doing so, will be acting on the Applicant's behalf at the Applicant's request and will be held blameless and without any liability whatsoever. A copy or other reproduction of this authorization shall be as effective as the original.

_____	x _____	_____
Date	Applicant's Signature	Applicant's Name (PRINTED)
_____	_____	_____
Home Phone	Cell Phone	Email
_____	x _____	_____
Date	Applicant's Signature	Applicant's Name (PRINTED)
_____	_____	_____
Home Phone	Cell Phone	Email

**NOTICE:** The rental for which you are applying for may be reported to and monitored by various Consumer Credit Reporting Agencies. Your failure to satisfactory perform your rental obligations may result in a derogatory entry in your rental and/or credit consumer file and could hamper your ability to obtain housing and/or credit in the future. In addition, the owner/manager may report any/all information to other property owners/managers, credit grantors and/or public agencies.



## ADDENDUM TO APPLICATION

I, the undersigned, authorize you to obtain or release any of my credit, employment information, and/or rental history record, past, present, and future (including copies), as needed per this application. I also warrant the information supplied by this application to be true and correct. I also understand that, should I be accepted or denied, my performance may be reported to appropriate agencies. Any copies of this application or its authorization may be used as, or in place of the original.

As reported by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency, if you fail to fulfill the terms of your credit obligations.

The \$40.00 application processing fee per applicant is NON-REFUNDABLE, whether accepted or denied.

\_\_\_\_\_  
Full Name (Printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Full Name (Printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Date of Birth