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YOU ARE APPLYING TO:

Rental Property Address: _____ **City:** _____ **Zip:** _____

Desired Move In Date: _____

Applicant's Full Name: _____ **Email Address:** _____

Cell Phone: _____ **Home Phone:** _____ **Work Phone:** _____

Current Address: _____ **City:** _____

State: _____ **Zip:** _____ **Resided From:** _____ **to** _____

Manager/Owner Name: _____ **Telephone Number:** _____ **Fax Number:** _____

Reason for Leaving: _____

Previous Address: _____ **City:** _____

State: _____ **Zip:** _____ **Resided From:** _____ **to** _____

Manager/Owner Name: _____ **Telephone Number:** _____ **Fax Number:** _____

Reason for Leaving: _____

PERSONAL INFORMATION

Date of Birth: _____ **Social Security #:** _____ **DL #:** _____ **License State:** _____

FINANCIAL INFORMATION

Employment Details

Employer Name: _____

Employer Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Employer Phone _____ **Supervisor Name:** _____ **Title:** _____

Position Held: _____ **Monthly Salary:** _____ **Years Worked:** _____

Additional Source of Income

Source: _____ **Amount:** _____

APPLICANT'S LAST NAME: _____ **APPLICANT'S FIRST NAME:** _____

OTHER INFORMATION

Have you ever been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform) any obligation of a rental agreement or lease? **YES / NO** If Yes, Describe: _____

Have you ever filed suit against a landlord? **YES / NO** If Yes, Describe: _____

Do you have a waterbed, an aquarium or any other water filled furniture? **YES / NO** If Yes, Describe: _____

Emergency Contact

Name: _____ Relationship: _____ Phone Number: _____

Address: _____

Dependents

Full Name: _____ Relationship: _____ Date of Birth: _____

Full Name: _____ Relationship: _____ Date of Birth: _____

Full Name: _____ Relationship: _____ Date of Birth: _____

Full Name: _____ Relationship: _____ Date of Birth: _____

Vehicles

Make: _____ Model: _____ Year: _____ Color: _____ License #: _____

Make: _____ Model: _____ Year: _____ Color: _____ License #: _____

Make: _____ Model: _____ Year: _____ Color: _____ License #: _____

Pets

Do you have any pets? Y/N If yes, how many? _____

Pet Name: _____ Type/Breed: _____ Weight: _____ Age: _____

Pet Name: _____ Type/Breed: _____ Weight: _____ Age: _____

Unless otherwise provided in California Civil Code § 54.2, or other law, no animal or pet shall be kept on or about the Premises without Landlord's prior written consent. There may be an increase in security deposit of at least \$300.00 for each pet. (varies by property, maximum of 2 pets). No puppies under six months allowed. Doberman Pinscher, Pit-Bull, Rottweiler, Great Dane, Presa Canario, Cane Corso, and Wolf Hybrid, whether purebred or crossbred, are prohibited. Other breeds may also be prohibited by homeowners' insurance policies. All pets residing at the property must be listed at time of application. Applicants must submit a current photograph of the animal(s) listed on the rental application.

APPLICANT'S LAST NAME: _____ **APPLICANT'S FIRST NAME:** _____

RENTAL POLICIES & PROCEDURES

In order to continue with this application, you will need to review the application agreement carefully and acknowledge that you accept its terms. If you do not agree with any of the foregoing, do not submit an application.

Countryside Property Management requires \$45.00 as a processing fee to check income, rental history, and credit history. **The fee is non-refundable if the application is processed.** Personal checks will not be accepted for payment of the processing fee. Your processing fee pays for the following costs incurred by Countryside Property Management.

Credit & Eviction Report	\$17.00
Staff Time	\$23.00
Administrative Fees	<u>\$5.00</u>
Minimum cost to Countryside Property Management to process application	\$45.00

A complete and separate application is required from anyone 18 years and older who will reside at the property. All blanks on the application must be filled in. Where a question does not apply, please write "none" or "n/a", as applicable. Missing or incomplete information may delay or prevent verification. Should Countryside Property Management be unable to verify any of the information on the application or if any of the statements are found to be false, the application will be denied. If an application is denied, you may begin the application process only after a period of **six months** has passed.

Applications will not be pre-screened. Once an application has been completed, you will be notified of the result via email or mail. An approved application does NOT guarantee you any property. An approved application will only determine your eligibility to rent a property you have qualified for. A credit report will be obtained for each applicant. Credit reports from outside sources will not be accepted. Cosigners will not be accepted. Co-applicants may be admitted to assist with the necessary requirements. **Bankruptcies that have not been discharged will disqualify application. Any past eviction will disqualify an application.** Rental references are considered unverifiable if, after three business days, your landlord has not returned Countryside Property Management's emails, phone calls, or faxes.

All income must be lawful and verifiable. Acceptable forms of verification include one of the following:

1. **Employees:** Original pay stubs (Two most current months), Award Letters
2. **Self-employed:** IRS 1040 and Schedule C for the last two year's tax returns, line 29 Tentative profit
3. **Government Aid/Child Support:** Award Letters, Court Orders, Financial Statements

The following are the minimum requirements that an applicant or group of applicants must fulfill to qualify to rent a property. Each delinquent credit line or unpaid collection will negatively impact your credit rating.

MONTHLY RENT	\$1499 PER MONTH OR LESS	\$1500 - \$2199 PER MONTH	\$2200+ PER MONTH
CREDIT	At least 1 line of credit established for at least 6 months, with a minimum of 65% positive credit overall, OR a minimum average 570 Experian Renter Risk score	At least 1 line of credit established for at least 12 months, with a minimum of 70% positive credit overall, OR a minimum average 600 Experian Renter Risk score, minimum 500 Experian Renter Risk score for each applicant.	At least 2 lines of credit established for at least 12 months, with a minimum of 75% positive credit overall, OR a minimum average 630 Experian Renter Risk score, minimum 500 Experian Renter Risk score for each applicant.
INCOME	3 times one month's rent.	3 times one month's rent.	3 times one month's rent.
RENTAL/ HOMEOWNERSHIP HISTORY	A combined one year of favorable and verifiable rental references or home ownership <u>within the last three years</u> , excluding family and friends.	A combined two years of favorable and verifiable rental references or home ownership <u>within the last four years</u> , excluding family and friends	A combined three years of favorable and verifiable rental references or home ownership <u>within the last five years</u> , excluding family and friends.

Consent to Receive SMS Messages: By submitting a rental application you consent to receive SMS messages (including text messages), and telephone calls (including prerecorded and artificial voice and autodialed) from Countryside Property Management and third-party service providers, with service-related information, account information or questions, and/or marketing information. Standard message and data rates may apply. SMS messaging services may be modified from time to time without notice, including the right to terminate SMS messaging with or without notice, without liability.

I irrevocably authorize Countryside Property Management to keep a copy of the application and all documents submitted. Your signature is your agreement to the policies, procedures, terms, and requirements outlined herein,

Applicant Signature: _____ **Date:** ____/____/____

APPLICANT'S LAST NAME: _____ **APPLICANT'S FIRST NAME:** _____

RESIDENT BENEFITS PACKAGES

The property you are applying for may offer a Resident Benefits Package (RBP) for an additional monthly fee. A Resident Benefits Package (RBP) delivers savings and convenient, professional services. By applying, you agree to pay the applicable cost if a RBP is included in your lease agreement. The RBP may include, subject to limitations:

- HVAC air filter delivery directly to your door approximately every 90 days
- Renter's Insurance that meets all lease requirements from an A-rated carrier
- On-Demand Pest Control that provides an effective, reactive, and targeted approach to pest control
- A resident rewards program that helps you earn rewards for paying your rent on time
- Credit building to help boost your credit score with timely rent payments
- \$1M Identity Fraud Protection for all adult leaseholders

Renter's Insurance Requirements and Options

You are required to obtain renter's insurance with at least \$100,000 in property damage and personal liability coverage. Renter's insurance policies are designed to cover YOU in the event of loss to your personal property, and protect you in the event you are responsible for injury or property damage to others. Renter's insurance must be obtained from an A- rated carrier and coverage must be maintained throughout the entire term of the lease agreement. Evidence of the required insurance must be provided prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, you may either (1) be automatically enrolled into the Landlord or Property Manager's Master Policy that satisfies the coverage requirements as part of the RBP; or (2) obtain alternative liability coverage from an insurer of your choice that meets the minimum requirements described herein. The option you choose will not affect whether or not your application is approved or the terms of the lease agreement.

Option 1: Master Policy (Automatic Enrollment)

If evidence of the required insurance coverage is not provided by the Lease commencement date, you will be automatically enrolled into an insurance policy as part of the RBP. Coverage will begin on the effective date of your lease agreement and continue throughout the term of the lease agreement. The monthly premium for the elected insurance policy is \$11.95. Please refer to the evidence of insurance that is supplied by Countryside Property Management for additional coverage details.

Option 2: Tenant Policy (Policy Verification Required)

Find, purchase, and maintain a policy that satisfies the coverage requirements. You must provide evidence of the required insurance coverage by the Lease commencement date. The RBP Fee will be adjusted accordingly. Visit <http://insurance.residentforms.com/> and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord.

Please be sure that your policy meets the following criteria prior to submitting:

- **Policy is purchased from an A- rated carrier**
- **Policy meets or exceeds the required \$100,000 in property damage and personal liability**
- **Countryside Property Management is listed as additional interest**
- **Countryside Property Management address is listed as: PO Box 660121 Dallas, TX 75266**

It is your sole responsibility to pay premiums directly to your insurance provider to avoid cancellation of coverage. If your policy is canceled or lapses at any time during the term of the Lease, you agree to be subsequently enrolled into the policy referenced in Option 1 above.

The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element of the package is unavailable due to a lack of HVAC or another limitation at a specific property. All services are subject to the terms and conditions of the Resident Benefits Package Lease Addendum.

Your signature is your agreement to the RBP terms and requirements outlined herein.

Applicant Signature: _____ **Date:** ____/____/____

APPLICANT'S LAST NAME: _____ **APPLICANT'S FIRST NAME:** _____

DISCLOSURE & AUTHORIZATION

The undersigned declares that the facts and information contained in this rental application are true and correct, and understands that false statements may result in rejection of any applications for housing managed by Countryside Property Management. The undersigned further understands that all persons or firms named may freely give any requested information concerning me and I hereby waive all right to action for any consequences resulting from such information. **By my signature below, I authorize the investigation and release of the information on all statements contained herein, including but not limited to a credit check, to Countryside Property Management and/or its principals, and/or the owner of any property which I am applying to occupy.**

I further understand and agree that Countryside Property Management will rely upon this Rental Application as an inducement for entering into a rental agreement or lease agreement, and that a record of my payment history may be submitted in the future to a credit reporting agency if I fail to fulfill the terms of my rental obligations or if I default in those obligations in any way.

Countryside Property Management welcomes all applicants and supports fair housing. We do not refuse to lease or rent any housing accommodations or property nor in any other way discriminate against a person because of sex, marital status, race, creed, religion, age, familial status, physical, or mental handicap, color or national origin.

Notice of the contractual relationship between the Property Owner and Countryside Property Management: Countryside Property Management is an exclusive agent of the Property Owner and represents the Property Owner's interest in any and all rental transactions.

DATABASE DISCLOSURE: NOTICE: The California Department of Justice, sheriff's departments, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a database of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and a source of information about the presence of these individuals in any neighborhood. The department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service.

If the dwelling for which you are applying for was constructed prior to 1978, you shall be receiving information regarding potential lead hazards and you will have 48 hours, excluding weekends and holidays, to have the dwelling professionally inspected by a certified inspector for the presence of lead. Inspection and testing shall be at the expense of the applicant. The applicant will be held financially liable for costs to repair any damage caused as a result of the inspection.

INITIAL _____

I hereby have read thoroughly and have agreed to the above, RENTAL POLICIES & PROCEDURES, DISCLOSURE & AUTHORIZATION and DATABASE DISCLOSURE NOTICE.

Applicant Signature: _____ **Date:** ____/____/____

Office Use Only	
Address: _____	
Landlord Name: _____	Fax: _____ Phone: _____
Move-in/Move-Out Date: _____	Monthly Payments: _____ 30-Day Notice Given? Y/N
# of NSF's: _____	#of Late Payments _____ Any 3-day/Eviction Proceedings? Y/N _____
Any Pets? Y/N _____	
Condition of Unit: _____	
History of Payments: _____	
Would you Rent to Them Again? Y/N Why Not?: _____	
Completed By: _____	Signature: _____ Date: _____

APPLICANT'S LAST NAME: _____ **APPLICANT'S FIRST NAME:** _____