

Mangold Property Management  
BRE#01226102  
575 Calle Principal  
Monterey, CA 93940  
(Phone)831-372-1338 (Fax) 831-372-1488  
Email: [info@mangoldproperties.com](mailto:info@mangoldproperties.com)



Dear Applicant:

The congressional passage of the Gramm-Leach Bliley Act requires that we notify you of our policies regarding privacy of non-public personal information that we may collect in the process of providing services to you.

As a management company we collect:

- Information provided by you from your application, copies of identification cards, and paycheck or bank account information.
- Information we develop in the process of approving your application.

We are required to keep all information about your application confidential. Therefore, we will not disclose any information about you unless we have your approval or are required to do so by law. This applies even if you are no longer a tenant or never become a tenant.

We are committed to the safekeeping of your confidential information. We maintain physical, electronic and procedural safeguards to protect your information.

We appreciate your confidence in our service and will continue to work hard to maintain that confidence.

Mangold Property Management

#### Qualifications for Residency

##### Application To Rent

- All applicants 18 years of age and older, must complete and sign the Application to Rent.
- A fee for application processing, which includes a credit check, is \$35.00 per applicant, payable in either cash or money order.
- All information on the application must be legible, factual and verifiable.
- If any application provides FALSE information, the application will be considered void and the applicants will be denied rental.
- An original, valid Driver's License or Identification Card must accompany each application for the Leasing Office to copy. Applicants may be asked to provide a Social Security Card.

##### Minimum Qualifying Criteria

###### Income

- Household income must be at least 2 ½ times the rent.
- Two recent pay stubs must be submitted with each application. The Leasing Office will do verbal and/or written employment verification.
- Other verifiable income (social security, pension, trust fund, etc.) will require supporting documentation.
- Self-employed applicants must provide recent tax returns, a W-2 form or profit/loss statement.

##### Rental History

- Current landlord contact information must be provided.
- Mortgage payment history is acceptable as rental history
- Any lawful detainer action (eviction) filed against an application will be reason for denial.

##### Credit History

- Additional security deposit money may be required, based on credit rating and rental history.

##### General Standards

- Household occupancy guidelines are: 1 bedroom units not to exceed 3 residents; 2 bedrooms not to exceed 5 residents; and 3 bedrooms units not to exceed 7 residents.
- Pets must have prior written approval with additional deposit required.
- Residents are responsible for payment of all utilities on their lease.
- All move-in fees must be paid by Cashier's check or Money Orders Only

##### Approval

- Meeting the minimum qualifying criteria does not necessarily guarantee approval for the property the applicant has applied for.

We are an Equal Opportunity Housing provider and follow all fair housing laws. For more information on fair housing laws contact Department of Fair Employment and Housing (DFEH) at [www.dfeh.com](http://www.dfeh.com)

# of Applicants: \_\_\_\_\_

Mangold Property Management, Inc.

BRE#01226102

Amount Paid: \_\_\_\_\_

575 Calle Principal

Monterey, CA 93940

M/O: \_\_\_\_\_

(831)372-1338

Fax: (831)372-1488

Signed: \_\_\_\_\_

Email: [Info@mangoldproperties.com](mailto:Info@mangoldproperties.com)

Rental Application

Property Address: \_\_\_\_\_ Apt# \_\_\_\_\_

Name of Applicant: \_\_\_\_\_ D.O.B.(for TRW) \_\_\_\_\_ Telephone: \_\_\_\_\_

Social Security#: \_\_\_\_\_ Driver's License#: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Co-Applicant/Spouse: \_\_\_\_\_ D.O.B.(for TRW) \_\_\_\_\_ Telephone: \_\_\_\_\_

Social Security #: \_\_\_\_\_ Driver's License#: \_\_\_\_\_ Email: \_\_\_\_\_

# of Children: \_\_\_\_\_ Name(s) & D.O.B: \_\_\_\_\_

# of pets/type/weight \_\_\_\_\_ Service Animal: ☐ Yes ☐ No

Current Address: \_\_\_\_\_ City/Zip \_\_\_\_\_

Move-In Date: \_\_\_\_\_ Move-Out Date: \_\_\_\_\_ Rent: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

Name of Owner/Agent: \_\_\_\_\_ Telephone#: \_\_\_\_\_

Previous Address: \_\_\_\_\_ City/Zip \_\_\_\_\_

Move-In Date: \_\_\_\_\_ Move-Out Date: \_\_\_\_\_ Rent: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

Name of Owner/Agent: \_\_\_\_\_ Telephone#: \_\_\_\_\_

Applicant's Employer: \_\_\_\_\_ Telephone#: \_\_\_\_\_ Date of Hire: \_\_\_\_\_

Address: \_\_\_\_\_ Supervisor Name: \_\_\_\_\_

Employed As: \_\_\_\_\_ Salary: \_\_\_\_\_ Per: \_\_\_\_\_

Co-Applicant/Spouse Employer: \_\_\_\_\_ Telephone#: \_\_\_\_\_ Date of Hire: \_\_\_\_\_

Address: \_\_\_\_\_ Supervisor Name: \_\_\_\_\_

Employed As: \_\_\_\_\_ Salary: \_\_\_\_\_ Per: \_\_\_\_\_

Other Income: \_\_\_\_\_ Source: \_\_\_\_\_

Bank Account: Checking: \$ \_\_\_\_\_ Savings: \$ \_\_\_\_\_

Bank Name: \_\_\_\_\_ Address: \_\_\_\_\_

# Of Automobiles: \_\_\_\_\_ License Plate #'s \_\_\_\_\_ State of Registry: \_\_\_\_\_

Make(s) & Model(s): \_\_\_\_\_ Color(s): \_\_\_\_\_ Year: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Telephone: \_\_\_\_\_

Have you ever filed for petition for Bankruptcy? ☐ YES ☐ No If yes, When? \_\_\_\_\_

Have you ever been evicted for any tenancy or been served an unlawful detainer action? ☐ Yes ☐ No \_\_\_\_\_

Have you ever willfully & intentionally refused to pay any rent when due or been asked to move? ☐ Yes ☐ No \_\_\_\_\_

Have you ever engaged in or been convicted of illegal drug use or manufacture? ☒ Yes ☐ No If yes, Convicted? \_\_\_\_\_

Have you ever been convicted of a felony? ☐ Yes ☐ No Offense: \_\_\_\_\_

Year of conviction: \_\_\_\_\_ Court: \_\_\_\_\_; Please Explain: \_\_\_\_\_

I agree that the landlord may terminate any agreement entered into a reliance on any misstatement made above. I agree that you may verify the information contained in this application with any third party and that you may contact credit reporting agencies in regard to my credit. I acknowledge receiving a detailed receipt of my application fee. I declare the foregoing to be true under penalty of perjury.

Date: \_\_\_\_\_ Anticipated Move-In Date \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_

PLEASE RETURN THIS FORM COMPLETED WITH \$35.00 (CASH OR MONEY ORDER PER ADULT) NON-REFUNDABLE APPLICATION FEE

TENANT APPLICATION FEE RECEIPT

Consumer Credit Report \$21.25 Job Verification \$6.00 Previous Residence Verification \$6.00 Office Expense \$1.75 Total=\$35.00 # of applicants: \_\_\_\_\_  
Mangold Property Management, Inc. Total Amount Paid: \$ \_\_\_\_\_

# of Applicants: \_\_\_\_\_ Mangold Property Management, Inc.