

# **Rental Application Disclosures and Requirements for Approval**

**SUMMIT Properties**  
179 Butcher Road, Vacaville, CA 95687  
707-448-8906 (fax 707-446-2441)  
www.summitprops.com

The application fee\* is \$50.00 per person (\$6.50 Credit Report plus \$43.50 Cost to obtain, process and verify information). We do **NOT** accept co-signers.

Completed applications are processed on a **first come first serve basis**. Until each occupant has submitted **ALL** documentation **AND** required fees, an application will be considered **INCOMPLETE**. Once processing has begun all fees are non-refundable.

**A. Each occupant 18 years or older must provide the following:**

1. A completed, signed and dated '**Residential Rental Application**'
2. A completed, signed and dated '**Release of Information Authorization by Rental Applicant**'
3. **Application fee**. This fee is payable by **CASH, CASHIERS CHECK or MONEY ORDER ONLY**.  
\*Additional costs may apply if an occupant's employer requires verification through a 3<sup>rd</sup> party company (The Work Number, etc.).
4. A valid government issued **photo identification** card (Driver license, Passport, etc.)
5. Most recent **pay stub** or **written verification of income**. This is required for all income sources listed on the application.
6. Proof of **current rabies shots** for dogs and cats.

**B. SUMMIT Properties and other outside agencies will verify ALL of the following:**

1. That all ID's are valid
2. That the combined household gross income is at least three (3) times the monthly rent
3. Section 8 applicants only must show either:
  - a. A combined household gross income of at least three (3) times the monthly rent

**OR**

  - b. A combined household gross income of at least three (3) times their portion of the monthly rent
4. That the required income has been continuous for the last six (6) months.
5. Good landlord references.
6. That the applicant has at least 70% good credit history.

**Liens, Judgments, and/or collection amounts exceeding \$500 are all grounds for denial.**

**C. Following approval of your application by SUMMIT Properties:**

1. All parties must sign the Rental Lease Agreement.
2. The security Deposit must be paid in Cashier Check or Money Order.
3. The first full month's Rent must be paid prior to taking possession of the property. This payment must be made by CASHIER CHECK OR MONEY ORDER.

**Neighborhood Conditions:** Applicants are advised to satisfy themselves as to neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime statistics, registered felons or offenders, fire protection, other governmental services, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development which may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, facilities and condition of common areas, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of applicant.

**Equal Housing Opportunity:** We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are not barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

**RESIDENTIAL RENTAL APPLICATION**  
 SUMMiT Properties (www.summitprops.com)  
 179 Butcher Road, Vacaville, CA 95687  
 ( TEL.) 707-448-8906 / (FAX) 707-446-2441

Property You Wish to Rent:		Desired Move-In Date:	
<b>SECTION I - PERSONAL INFORMATION</b>			
Applicant's Full Name:		Date of Birth:	
Other Names Used In Last 5 Years:		SSN or ITIN:	
I have seen the inside of the property: YES___ NO___		Drivers License # and State:	
Cell Phone:	Work Phone:	Email:	
Make, Model, Year & Color of Vehicle 1:		License #:	
Make, Model, Year & Color of Vehicle 2:		License #:	
<b>SECTION II - CURRENT GROSS INCOME</b>			
Current Employer Name & Address:			
Current Employer Phone/Fax #:			
Current Monthly Gross Income: \$		Employment Start Date:	
Other Income Source:		Monthly Gross Income: \$	
<b>SECTION III - RENTAL/OWNERSHIP HISTORY</b>			
<b>Current Address:</b>		City	State Zip
Date In:	Reason for Moving:	Current Rent: \$	/Month
Name of Landlord:		Contact Info. of Landlord:	
<b>Previous Address 1:</b>		City	State Zip
Date In:	Date Out:	Reason for Moving:	Rent: \$ /Month
Name of Landlord:		Contact Info. of Landlord:	
<b>Previous Address 2:</b>		City	State Zip
Date In:	Date Out:	Reason for Moving:	Rent: \$ /Month
Name of Landlord:		Contact Info. of Landlord:	
<b>SECTION IV - MISCELLANEOUS</b>			
Names of Other Occupants:			
How Many Pets Do You Have & What Type Are They?			
Have You Ever Been Evicted? YES___ NO___			
Do You Have Any Waterbeds, Water Furniture or Aquariums?			
Have You Ever Filed for Bankruptcy? YES___ NO___		Date Filed:	
Emergency Contact; name, number and relationship:			
Referred to SUMMiT Properties By:			

**Applicant represents that all the above information is true and correct and authorizes verification of the above items. Applicant acknowledges having received and read SUMMiT Properties' "Rental Application Disclosures and Requirements for Approval". Applicant authorizes SUMMiT Properties to disclose tenancy information to previous or subsequent Owners/Agents.**

\_\_\_\_\_ Date                      \_\_\_\_\_ Applicant Signature

**To Be Completed By SUMMiT Properties - Application Fee \$ / Date / Receipt #:**



## **Release of Information Authorization by Rental Applicant**

I hereby authorize the release of information requested by SUMMIT Properties. I authorize SUMMIT Properties to obtain reports and information that may include; credit reports, unlawful detainer (eviction) reports, social security number verification, fraud warnings, current and previous tenant history and current and previous employment history.

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Name (Print)

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Signature

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Phone Number

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Date

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- Tenant
- Guarantor

Name of Applicant:

**PART 8 – CONSIDERATION OF CREDIT HISTORY**

**Important Information, read carefully:**

*Under California law, applicants with a government rent subsidy have the option, at the applicant's discretion, of providing lawful, verifiable alternative evidence of the applicant's reasonable ability to pay the portion of the rent to be paid by the tenant, including, but not limited to, government benefit payments, pay records, and bank statements.*

*If an eligible applicant elects to submit such alternative evidence, Landlord will consider that alternative evidence instead of the applicant's credit history.*

Option 1: Consideration of Credit History	Option 2: Alternative Evidence of Ability to Pay (This option is <u>ONLY</u> available to government rent subsidy recipients)
<p>If you <u>either</u>:</p> <ul style="list-style-type: none"> <li>• Do NOT have a government rent subsidy <u>OR</u></li> <li>• Do have a government rent subsidy but are <u>not</u> choosing to submit alternative evidence of your ability to pay rent to be considered instead of credit history</li> </ul> <p><b>Applicant: read and check the box below.</b></p> <p>Applicant authorizes the Landlord to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history.</p> <div style="text-align: center; margin-top: 20px;"><input type="checkbox"/></div>	<p>If you <u>both</u>:</p> <ul style="list-style-type: none"> <li>• DO have a government rent subsidy <u>AND</u></li> <li>• Are choosing to submit alternative evidence of your ability to pay rent to be considered instead of your credit history</li> </ul> <p><b>Applicant: read and check the box below.</b></p> <p>Applicant authorizes the Landlord to obtain reports <u>other than credit reports</u>, such reports may include unlawful detainer (eviction) reports, social security number verification, fraud warnings, previous tenant history and employment history.</p> <p><u>Application will not be considered complete until Applicant submits their verifiable alternative evidence of the ability to pay.</u></p> <div style="text-align: center; margin-top: 20px;"><input type="checkbox"/></div>

**By signing below, Applicant represents that all the above statements are true and correct, authorizes verification of the above items, and agrees to furnish additional references upon request. Applicant authorizes Landlord to obtain the reports indicated in Part 8 of this Application. Applicant further consents to allow Landlord to disclose tenancy information to previous or subsequent Landlords.**

\_\_\_\_\_

Date

\_\_\_\_\_

Applicant (signature required)



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