



**MAIN
STREET
REALTORS**

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Main St. Realtors

Property Management Division

Qualifications for Prospective Rental Applicants.

A non-refundable \$40.00 per person application fee is required per applicant. Your application will not be processed until viewing of property or without payment of this fee. If the owner accepts co-signers, each co-signer must also pay \$40.00 for the credit check

- ❖ Each applicant 18 years and older must fill out a separate application.
- ❖ Please fill out application in full. Any deletion of information will delay processing or application may not be processed.
- ❖ Your credit must be in good standing with no unpaid collections.
- ❖ You must have good landlord references from prior landlords.
- ❖ We will verify income, you must provide 2 most current pay stubs.
- ❖ We will need a color copy of your current driver's license or California I.D.

ALL HOLDING AND MOVE-IN MONIES MUST BE PAID BY CASHIER'S CHECK: AT OR PRIOR TO MOVE-IN.

**If you have any questions, Please contact office at 831-462-4000 ext. 202
Email contact is: carol@mainstreetrealtors.com**



APPLICATION TO LEASE OR RENT/SCREENING FEE
(C.A.R. Form LRA, Revised 12/22)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO LEASE OR RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application to Lease or Rent as a (check one) [] tenant, [] tenant with co-tenant(s) or [] guarantor/co-signor.

Total number of applicants _____

2. PERSONAL INFORMATION

A. FULL NAME OF APPLICANT _____

B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)

C. (1) Driver's License No. _____ State _____ Expires _____

(2) See section II, paragraph 2D for Social Security Number/Tax Identification Numbers. Such number shall be provided upon request from Rental Property Owner, Authorized Broker or Agent, or Property Manager ("Housing Provider").

D. Phone number: Home _____ Work _____ Other _____

E. Email: _____

F. Name(s) of all other proposed occupant(s) and relationship to applicant _____

G. Pet(s) (Other than service or companion animals) (number and type) _____

H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____

Other vehicle(s): _____

I. In case of emergency, person to notify (other than occupants of applicant's household) _____

Relationship _____

Address _____ Phone _____

J. Does applicant or any proposed occupant plan to use liquid-filled furniture?..... [] Yes [] No
If yes, type _____

K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years?..... [] Yes [] No
If yes, explain _____

L. Has applicant or any proposed occupant ever been asked to move out of a residence?..... [] Yes [] No
If yes, explain _____

M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last seven years? [] Yes [] No
If yes, explain _____

(After completing a credit review, Housing Provider may consider the nature of the felony and the length of time since it occurred so long as the felony is directly related to the applicant's ability to meet its obligations under the lease terms, and any other relevant mitigating information pursuant to 2 CCR §12266.)

3. RESIDENCE HISTORY

Current address _____

City/State/Zip _____

From _____ to _____

Name of Housing Provider _____

Housing Provider's phone _____

Do you own this property? [] Yes [] No

Reason for leaving current address _____

Previous address _____

City/State/Zip _____

From _____ to _____

Name of Housing Provider _____

Housing Provider's phone _____

Did you own this property? [] Yes [] No

Reason for leaving this address _____

4. EMPLOYMENT AND INCOME HISTORY

Current employer _____

Current employer address _____

From _____ to _____

Supervisor _____

Supervisor's phone _____

Employment gross income \$ _____ per _____

Other income info _____

Previous employer _____

Previous employer address _____

From _____ to _____

Supervisor _____

Supervisor's phone _____

Employment gross income \$ _____ per _____

Other income info _____



Property Address: _____ Date: _____

5. CREDIT INFORMATION

A. CREDITORS

Name of Creditor: _____ Account _____
Monthly Payment: \$ _____ Balance Due: \$ _____

Name of Creditor: _____ Account _____
Monthly Payment: \$ _____ Balance Due: \$ _____

Name of Creditor: _____ Account _____
Monthly Payment: \$ _____ Balance Due: \$ _____

Name of Creditor: _____ Account _____
Monthly Payment: \$ _____ Balance Due: \$ _____

B. BANKING

Name of Bank/Branch: _____ Account No. _____
Type of Account: _____ Account Balance: \$ _____

Name of Bank/Branch: _____ Account No. _____
Type of Account: _____ Account Balance: \$ _____

6. PERSONAL REFERENCES

Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____

Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____

7. NEAREST RELATIVE(S)

Name _____ Address _____
Phone _____ Relationship _____

Name _____ Address _____
Phone _____ Relationship _____

8. Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Housing Provider may receive more than one application for the Premises and, (iii) Applicant will provide a copy of applicant's driver's license or other acceptable identification upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Housing Provider to: (i) verify the information provided; and (ii) obtain a credit report on applicant and (iii) obtain an "Investigative Consumer Report" ("ICR") on and about applicant. An ICR may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, and employment and tenant history. By signing below, you also acknowledge receipt of the attached NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW (C.A.R. form BIRN).

Please check this box if you would like to receive, at no charge, a copy of an ICR or consumer credit report if one is obtained by the Housing Provider whenever you have a right to receive such a copy under California law.

9. Applicant further authorizes Housing Provider to disclose information to prior, current, or subsequent owners and/or agents with whom applicant has had, or intends to have, a rental relationship.

If application is not fully completed, or if section II, 2 is applicable and the application is received without the full screening fee: (i) the application will not be processed, and (ii) the application and any portion of the screening fee paid will be returned.

Applicant Signature _____ Date _____

Return your completed application and any applicable fee not already paid to: _____

Address _____ City _____ State _____ Zip _____



Property Address: _____ Date: _____

II. PROPERTY INFORMATION AND SCREENING FEE

THIS SECTION TO BE COMPLETED BY HOUSING PROVIDER (applicant may fill in the "Premises" in paragraph 1A below):

1. PROPERTY INFORMATION

- A. Applicant submits this application to lease or rent for the Premises located at _____ ("Premises") or any prospective locations which may fit Applicant's rental criteria.
- B. Rental Amount: \$ _____ Rent per month.
- C. Proposed move-in date: _____.

2. SCREENING FEE

- A. Applicant will provide screening information and fee directly to Housing Provider's authorized screening service at: _____.
- B. Applicant shall pay a nonrefundable screening fee of \$40.00 _____ per applicant, directly to Housing Provider, applied as follows: (Civil Code Section 1950.6 sets the maximum screening fee that can be charged, as adjusted annually by the Consumer Price Index. As an example, the maximum screening fee in 2020 was \$52.46 per applicant, according to the DRE publication titled California Tenants. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov.)
 - \$ _____ for credit reports prepared by _____;
 - \$ _____ for _____ (other out-of-pocket expenses); and
 - \$ _____ for processing.
- C. If 2B is selected, and the application is received without the full screening fee: (i) Housing Provider will notify Applicant, (ii) the application will not be processed, and (iii) the application and any portion of the screening fee paid will be returned.
- D. Applicant shall provide Social Security Number/Tax Identification Number to Housing Provider

The undersigned has read the foregoing section regarding the screening fee and acknowledges receipt of a completed copy.

Applicant Signature _____

Date _____

Housing Provider acknowledges receipt of this entire Application to Lease or Rent/Screening Fee.

By: _____ DRE Lic.# _____ Date _____

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APPLICATION TO LEASE OR RENT/SCREENING FEE (LRA PAGE 3 OF 3)

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