



Real Property Management Central Coast
3599 Sueldo St. Ste. 100, SLO, CA 93401
Phone 805.540.6022 Fax 805.540.6066
Email: Info@RpmMidCoast.com
Website: www.RpmMidCoast.com

Application Instructions

Property Address (es): _____

One application can be used for all rental properties listed by RPM Central Coast. We recommend that you first drive by (do not disturb occupants) and contact our office to make an appointment to view inside. The processing time for an application varies; you may email (best) or call our office to check on the status.

Applications must be complete before they will be processed. All information on the application will be verified including income/employment and rental references. **Please complete the following application checklist to apply:**

- Fully completed **Application to Rent** for each occupant 18 and older.
- Application fee of \$25 (non-refundable) per occupant 18 and older.
- Applications that require a Co-signer will need to have a **Guarantee Agreement** completed by the Co-signer. A \$25 application fee is required for each Co-signer.
- A photo copy of current driver's license or other legal photo ID for each applicant and Co-signer.
- This application checklist completed and attached to **Application to Rent**.

Applicant Signature: _____ Date: _____

Contact Info: Phone # _____ Email: _____

Is it OK to text you regarding your application? Yes _____ No _____



I. APPLICATION TO RENT

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

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

Total number of applicants _____

2. PREMISES INFORMATION

Application to rent property at _____ ("Premises")

Rent: \$ _____ per _____ Proposed move-in date _____

3. 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 for Social Security Number

D. Phone Number: Home _____ Work _____ Other _____

E. Email _____

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

G. Pet(s) (number and type) _____

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

Other vehicle(s): _____

I. In case of emergency, person to notify _____

Relationship _____

Address _____ Phone _____

J. Does applicant or any proposed occupant plan to use liquid-filled furniture? No Yes Type _____

K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? No Yes

If yes, explain _____

L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? No Yes

If yes, explain _____

M. Has applicant or any proposed occupant ever been asked to move out of a residence? No Yes

If yes, explain _____

4. RESIDENCE HISTORY

Current address _____

City/State/Zip _____

From _____ to _____

Name of Landlord/Manager _____

Landlord/Manager's phone _____

Do you own this property? No Yes

Reason for leaving current address _____

Previous address _____

City/State/Zip _____

From _____ to _____

Name of Landlord/Manager _____

Landlord/Manager's phone _____

Did you own this property? No Yes

Reason for leaving this address _____

5. EMPLOYMENT AND INCOME HISTORY

Current employer _____

Current employer address _____

From _____ To _____

Supervisor _____

Supervisor phone _____

Employment gross income \$ _____ per _____

Other income info _____

Previous employer _____

Prev. employer address _____

From _____ To _____

Supervisor _____

Supervisor phone _____

Employment gross income \$ _____ per _____

Other income info _____



Property Address: test , , Date: _____

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

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

8. NEAREST RELATIVE(S)

Name _____ Address _____
 Phone _____ Relationship _____
 Name _____ Address _____
 Phone _____ Relationship _____

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) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain a credit report on applicant and other reports, warnings and verifications on and about applicant, which may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: _____
 Address _____ City _____ State _____ Zip _____

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

Applicant Social Security Number: _____. Applicant has paid a nonrefundable screening fee of \$ _____, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$44.50 as of 2012.)

\$ _____ for credit reports prepared by _____;
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ _____ for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____

The undersigned has received the screening fee indicated above.

Landlord or Manager or Agent Signature _____ CalBRE Lic. # _____
 Date _____

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Reviewed by _____ Date _____



GUARANTEE AGREEMENT

THIS IS INTENDED TO BE A LEGAL AND BINDING DOCUMENT; PLEASE READ IT CAREFULLY.

IT IS TO BE COMPLETED BY A PARENT OR GUARDIAN ONLY (NOT A PROSPECTIVE TENANT), AND IS TO BE TURNED IN AT THE SAME TIME AS THE RENTAL APPLICATION.

In consideration of the consent of the Landlord to enter into a Rental Agreement with _____
(Prospective Tenant)

regarding the property known as _____
(Rental Address) (City)

I, _____ herein referred to as Guarantor, agree to personally guarantee
(Guarantor – Print Name)

the payment of all rents and/or monies due regarding _____
(Prospective Tenant)

The Guarantor acknowledges that he/she is not occupying the premises and is not entitled to service of any of the statutory notices required by law to be provided to the occupants.

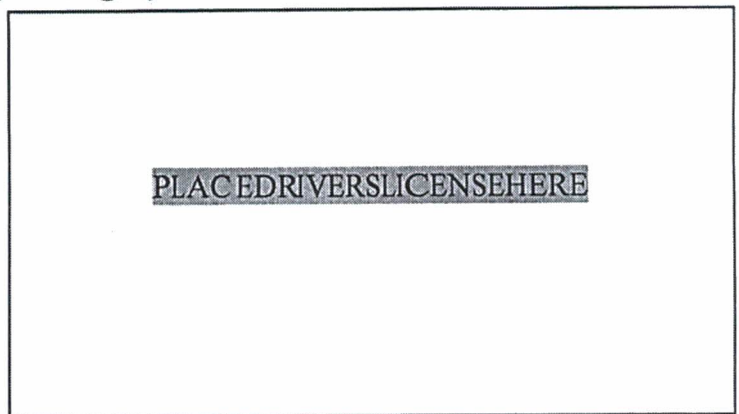
Guarantor agrees that this obligation shall in no way be terminated, affected or impaired by reason of any action which Landlord may take or fail to take against Resident or by reason of any waiver of or failure to enforce, any of the rights or remedies to Owner in said Rental Agreement and all amendments thereto or otherwise.

If any legal action or proceeding becomes necessary to enforce any part of this agreement, the prevailing party shall recover, in addition to all other relief, costs, including reasonable attorney fees.

*****GUARANTOR AGREES TO PHOTOCOPY HIS/HER VALID DRIVER'S LICENSE (for identification purposes) AND ATTACH IT TO THIS AGREEMENT BELOW*****

Guarantor Information: This section must be completely and legibly filled out.

Full Name _____
Home Address _____
City/State/Zip _____
Daytime Phone Number _____
Drivers License Number/State _____
Social Security Number _____



By signing this form, the undersigned Guarantor acknowledges having read and understood the foregoing and represents all above information and statements to be true and complete, and hereby authorizes RPM Central Coast to verify all information including but not limited to obtaining a credit report on said Guarantor for the purposes of providing credit to prospective tenant. Credit reports are available to Guarantors upon request.

Guarantor Signature

Date