



Real Property Management Central Coast
 3599 Sueldo St. Ste. 100, SLO, CA 93401
 Phone 805.540.6022 Fax 805.540.6066
 Email: Applications@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. You can pay the application fee in our office or online by going to the link below <https://payments.gozego.com/registration/renter> and doing the following:

- 1) Enter the address you are applying to in the search for properties box.
 - 2) Select the property* by clicking "This is my property"
 - 3) Click on the "Create your Account" button
 - 4) Enter your information and make the \$35 per person payment
- *Make sure the property you select has RPM - Central Coast below the street address

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: Initial each section**

- Fully completed **Application to Rent** for each occupant 18 and older.
- Application fee of \$35 (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 \$35 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 understands no sub-letting is permitted.
- Applicant understands they will have a \$49.00 move in fee.

Applicant Signature: _____ Date: _____

Contact Info: Phone # _____ Email: _____

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





Applicant Screening Criteria

RPM Central Coast's minimum requirements for applicants include:

1. The credit score for each applicant should be 640 or above. Any interested party over the age of 18 must complete an application.
2. Gross combined household income should equate to three times the rental amount.
3. Applicant(s) must have no prior evictions and must not have been subject to eviction proceedings.
4. Applicant(s) must not have a convicted criminal record.
5. RPM may check for collections and past due accounts.
6. RPM may contact current and previous landlords for references.
7. RPM may contact current and previous employers for references.
8. Applicant(s) must not have terminated a previous rental agreement with an overdue balance.
9. Applicant(s) must not have any liens, judgments, or lawsuits over \$1,000 against them.
10. Applicant(s) must not have any bankruptcies, foreclosures, or judgments over the past three years.
11. Applicant(s) must not have existing circumstances that are likely to result in the applicant(s) defaulting on rent within 60 days.
12. Applicant(s) must have a positive, acceptable, passing recommendation from a third-party tenant screening report (RPM Central Coast uses Transunion).

NOTE: Fulfilling the minimum requirements above does NOT guarantee any applicant(s) a lease agreement with an RPM Central Coast property. Application fees are non-refundable.





Application to Rent

1. Total Number of Applicants: _____
2. Application to rent property at: _____
3. Proposed Move-in date: _____

Personal Information

- A. Full Name of Applicant: _____
- B. Date of Birth: _____
(For purpose of obtaining credit reports. Age discrimination is prohibited by law.)
- C. Driver's License Number: _____ State: _____ Expires: _____
- D. Social Security No. _____
- E. Phone Numbers: Cell _____ Other _____
- F. Email: _____
- G. Name(s) of other proposed occupants(s) and relationship to applicant: _____

- H. Pet(s) (other than service animals) Yes No Type: _____
- I. Vehicle: Make _____ Model _____ Year _____ Color _____
License Plate No. _____ State _____
- J. Emergency Contact: Name _____ Relationship _____
Address _____ Phone _____
- K. Does any occupant plan to use liquid-filled furniture? Yes No Type: _____
- L. Has applicant been a party to an unlawful detainer action or file bankruptcy within the last seven years? Yes No If yes, Explain: _____
- M. Has applicant or any proposed occupant ever been asked to move out of a residence? Yes No If yes, Explain: _____
- N. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? Yes No If yes, Explain: _____





Residence History

Current Address_____	Previous Address_____
City/State/Zip_____	City/State/Zip_____
From_____To_____	From_____To_____
Landlord Name_____	Landlord Name_____
Landlord Phone_____	Landlord Phone_____
Reason for leaving _____	Reason for leaving _____
_____	_____

Employment History

Current Employer_____	Previous Employer_____
Address_____	Address_____
From_____To_____	From_____To_____
Supervisor Name _____	Supervisor Name _____
Supervisor Phone _____	Supervisor Phone _____
Gross income \$_____Per _____	Gross income \$_____Per _____
Other income info _____	Other income info _____

Personal References

Name_____	Occupation_____	Relationship_____
Length of Acquaintance_____	Phone_____	
Name_____	Occupation_____	Relationship_____
Length of Acquaintance_____	Phone_____	
Name_____	Occupation_____	Relationship_____
Length of Acquaintance_____	Phone_____	





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 receive more than one application for the Premises and, will select the best qualified applicant; 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 Landlord or Manager or Agent to:

- (i) Verify the information provided;
- (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.

Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents with whom applicant has had, or intends to have, a rental relationship. If application is not fully completed and the application is received without the full screening fee the application will not be processed.

Applicant Signature _____ Date _____

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

Real Property Management Central Coast

3599 Sueldo St, Suite 100

San Luis Obispo, CA 93401

Applications@rpmidcoast.com | (805) 540-6022





GUARANTEE AGREEMENT

THIS IS INTENDED TO BE A LEGAL AND BINDING DOCUMENT; PLEASE READ IT CAREFULLY.
IT IS TO BE COMPLETED BY THE PROPOSED COSIGNER ONLY (NOT A PROSPECTIVE TENANT).
IT 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

_____ regarding the property known as _____

(Prospective Tenant)

(Rental Address)

in _____, _____ herein referred to as

(City of Rental Property)

(Guarantor – Print Name)

Guarantor agree to personally guarantee the payment of all rents and/or monies due regarding

_____.

(Prospective Tenant)

The Guarantor acknowledges that they are 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 off this agreement, the prevailing party shall recover, in addition to all other relief, costs, including reasonable attorney fees.

Guarantor Information:

Full Name _____

Home Address _____

City/State/Zip _____

Phone Number _____

Employer _____

SSN _____



Driver's License Photo

Guarantor Signature _____ Date _____

