

RENTAL APPLICATION

(Each applicant must fill out a separate application)

NAME:	Social Security #:	
	Driver's Lic. #:	
Name of all Proposed Occupants:		List any Pets:
Present Address:	Home Ph #:	
City, State, Zip:	Mobile Ph #:	
From: / / To: / / Landlord:		Phone:
Previous Address:	City, State, Zip:	
From: / / To: / / Landlord:		Phone:
Car Make: Model: Year: Color: License #		
Car Make: Model: Year: Color: License #		

Occupation

	Present Occupation*	Prior Occupation
Type of Business		
Employer		
Position Held		
Self-Employed, d.b.a.		
Business Address		
Business Phone		
Name & Title of Supervisor		
Supervisor Contact Phone		
Dates of Employment		
Monthly Gross Income		

* If employed less than two years information needed for prior occupation.

References

Personal References	Address, City, State	Phone	Time Known	Occupation
Nearest Relative(s)	Address, City, State, Zip	Phone	Relationship	

Have you ever filed a petition of bankruptcy? _____ Have you ever been evicted from any tenancy or had an eviction notice served on you? _____ Have you ever willfully and intentionally refused to pay any rent when due? _____

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CREDIT REPORT. I agree that the Landlord may terminate any agreement entered into in reliance on any misstatement made above. I have read and acknowledge receipt of "Rental Qualification Requirements".

Signature of Applicant: _____

Date: _____

This application must accompany signed "Authorization to Release Information" form.



1200 Mt. Diablo Blvd. #303
Walnut Creek, CA 94596
925-930-8090 Office
925-938-4244 Fax

www.premiumprop.com

Contact Phone # _____

Available Move-In: _____

Property Applying For: _____

Email Address: _____

RENTAL QUALIFICATION REQUIREMENTS

Premium Properties is an equal opportunity housing provider and strictly adheres to Fair Housing Laws. Premium Properties does not discriminate based on race, color, national origin, religion, sex, familial status or disability.

All occupants 18 years or older must apply as an Applicant and will be required to sign a lease/rental agreement. Occupants who are 18 or older and considered to be “under care of adult occupant” will be exempt from qualifying and signing a lease/rental agreement. This would include, but not be limited to; adult children of adult occupant, non working parents of adult occupant, etc.

Applicants will be qualified based on the following criteria:

Credit History:

- Applicants who have filed bankruptcy within the last three (3) years will be declined.
- Applicants with any unpaid collection accounts or “charge off” accounts within the last three (3) years will be declined.
- Applicants must have a minimum of two (2) satisfactory accounts (account with no late payments) for every late payment and/or paid collection accounts.

Rental History:

- Applicant must have two (2) years of verifiable rental history. If Applicant has lived in Property owned by Applicant for four (4) or more of previous years, verifiable rental history requirement will be waived.
- Applicant must receive satisfactory standing from current and previous landlord in regards to payment history, condition of property during tenancy, upon vacating and ability to adhere to terms of lease agreement and/or any rules or regulations with regard to Property.
- Applicant with a prior eviction or unlawful detainer will be declined

Income Requirement:

- Applicant must have two (2) years of verifiable income history.
- Total gross income of all Applicants qualified as signatures on lease must equal a minimum of three (3) times monthly rent amount.

Applicant is hereby made aware that Premium Properties will continue to accept & consider applications on a property until such time as a lease agreement has been executed by all parties.

Applicant is hereby made aware that Security Deposit will be equal to 125% of monthly rental amount (rounded to nearest \$100.00). Security Deposit may be increased for addition of any pets. Acceptance of Pets and Smoking are the decision of Property Owner and any increase in security deposit related to each will be made by Owner within the guidelines of current Real Estate Laws and Requirements.

Applicant is hereby made aware that Owner of Property will make final decision on qualification of Applicant should Applicant not qualify based on Premium Properties qualification requirements. Owner and Applicant are open to negotiate terms of lease/rental agreement in regards to security deposit, term of lease, etc. as long as all terms are not in conflict with current Real Estate Laws and Requirements. **Example:** Owner has authority to accept Applicant not qualified based on Premium Properties qualifications with the addition of increased security deposit.

1200 Mt. Diablo Blvd. Suite 303
Walnut Creek, CA 94596

Phone (925) 930-8090
Fax (925) 938-4244

**AUTHORIZATION TO RELEASE INFORMATION TO
PROSPECTIVE PROPERTY MANAGER**

Current and/or previous landlord:

I am applying to rent a unit from Premium Properties. I authorize my current and/or previous landlords to release any information that might be requested by Premium Properties. This includes, but is not limited to: payment history, complaints, and previous credit reports.

I will hold any and all current or previous landlords free and harmless from any liability for verbal or written information provided to Premium Properties.

Applicant Signature

Print Name

Date

Applicant Signature

Print Name

Date

Current and/or previous employer:

I am applying to rent a unit from Premium Properties. I authorize my current and/or previous employers to release any and all information that might be requested by Premium Properties. This includes date(s) of employment and monthly gross income.

I will hold any and all current or previous employers free and harmless from any and all liability for verbal or written information provided to Premium Properties.

Applicant Signature

Print Name

Date

Applicant Signature

Print Name

Date