

Rentals application process is not uniform. Some owners want to scourer applicants for hidden details... Some want all the paperwork that a lender would request to approve a 30 year loan. And others will just go with a meet and greet and minimal documentation.

What the owner requests from prospective tenants is the following.

____ A complete application, 1 for each applicant/occupant. This is the beginning of a contract between those over 18, living at the home, and the landlord.

____ Proof of Employment and time on the job.

____ Proof of income for all applicants – or explanation why there is no income.

____ Proof of funds for 1st month's rent, security deposit equal to 1 month's rent (CANNOT BE USED FOR CREDIT AGAINST FINAL MONTHS RENT!) and 100 deposit for key and garage door opener. If you have a pet, there will be another deposit for each animal. Dog, Cat, Bird etc.

____ Proof of no prior evictions

____ A full 'paper copy' of a credit report. - Due to changes in California, we no longer obtain those reports for renters. I can refer you to a company that can run it for you, or you can request one from Experian, or Equifax.

____ Your current landlords contact information. And the owner will call.

____ How many people will be residing at the home.

ONLY approved pets will be allowed, and no aggressive breed dogs allowed.

Only 'single family unit' occupants will be considered.

Long term tenants are preferred. 1 year lease minimum.

No Government assistance programs (I.e. Section 8 housing)

This is typically the information that any applicant will need to provide, so when you prepare it, you are ready for just about any home available. PLEASE blot out Social Security numbers and account numbers on any financial statements. You will provide complete social security number, to the owner, when final terms are agreed too.

You can fax, scan, email or deliver the package to me and I will take to the owner/landlord.

Reminder: NEVER give anyone any money for a deposit on this home, other than the owner/landlord. I will never accept funds for anything on this home.

