

Rental Requirements

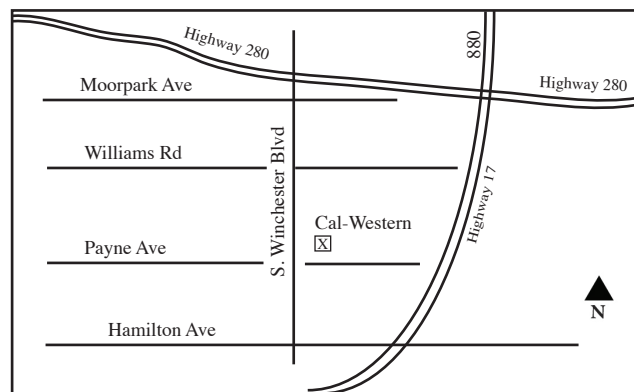
CAL-WESTERN PROPERTY MANAGEMENT

1270 S. Winchester Blvd., Suite 127

San Jose, CA 95128

408-554-1818

408-246-8941 (fax)



Address of Property: _____

Applicant agrees to Move-in By: _____

In order for Cal-Western Property Management to process your Rental Application, please follow these instructions:

- Each applicant 18 years of age and over must completely fill out an individual application. Please allow approximately two working days for processing. There is a **\$30.00** non-refundable fee for each application to check credit history and background information.
- Employment and Income Qualifications: The gross combined monthly income for the entire household must be at least three times the monthly rent for the available property. All income must be verified by providing copies of current paycheck stubs. Self-employed persons must present their previous year's tax return (Form 1040 and schedule C) and 3 to 4 month's bank statements showing record of deposits.
- Please provide the names, addresses and phone numbers of two previous landlords if you have not been in your present address for more than a year.
- Multiple renters will be held jointly and severally responsible for all terms and conditions of the rental agreement.
- **ABSOLUTELY NO PETS** unless noted in writing in the rental agreement.
- Cal-Western Property Management supports Fair Housing and does not discriminate against potential residents on the basis of color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin.
- Each applicant will be reviewed on the basis of verifiable income, longevity of employment, present and past rental history, banking and credit information.
- A security deposit is required upon approval of the application.
- Upon vacating the property, the owner/agent may withhold from the deposit only amounts necessary, but not limited to: repair damage to the premises, cleaning of the premises, payment of rent, payment of late charges and legal fees. The deposit and/or an itemized letter of disposition of deposit will be mailed within 21 days after the keys are returned to the property manager.
- The first month's rent and deposit must be paid by money order or cashier's check before keys are given out- **NO EXCEPTIONS.**
- **CASH IS NOT ACCEPTED FOR PAYMENT OF MONTHLY RENT - NO EXCEPTIONS.**
- Maximum occupants allowed:

Studio	2 persons
1 Bedroom	3 persons
2 Bedrooms	5 persons
3 Bedrooms	7 persons

I HAVE READ AND AGREE TO THE ABOVE: _____
Applicant Signature Date

Return the necessary documentation, this application and the credit check fees to the address above.

(All sections must be completed)

Last Name		First Name		Middle Name		Social Security Number		
Other names used in the last 10 years				Work phone number ()		Home phone number ()		
Date of Birth		E-mail address				Cell phone number ()		
Photo ID/Type		Number		Issuing government		Exp. date	Other ID	
1. Present address				City		State	Zip	
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number		
Reason for moving						Current rent \$ /Month		
2. Previous address				City		State	Zip	
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number		
Reason for moving						Current rent \$ /Month		
Name of occupant				Date of Birth	Name of occupant			Date of Birth
Name of occupant				Date of Birth	Name of occupant			Date of Birth
Name of occupant				Date of Birth	Name of occupant			Date of Birth
Will you have pets?		Describe			Will you have a waterbed?		Describe	
How did you hear about this rental?								
I <input type="checkbox"/> am <input type="checkbox"/> am not a member of the Armed Forces (including the National Guard and Reserves)								
A.	Present occupation or source of income				Employer Name			
Dates of employment		Supervisor's phone number ()			Employer address			
Name of your supervisor				City, State, Zip				
B.	Prior occupation				Employer Name			
Dates of employment		Supervisor's phone number ()			Employer address			
Name of your supervisor				City, State, Zip				
Current gross income				Other source of Income:				
(Check one) \$ Per <input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year				(Check one) \$ Per <input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year				
In case of emergency, notify:		Address: Street, City, State, Zip			Relationship		Phone	
Personal References:		Address: Street, City, State, Zip		Length of Acquaintance	Occupation		Phone	
1.								
2.								

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Other motor vehicles: _____

Have your ever filed for bankruptcy: _____ Have you ever been evicted or asked to move? _____

Have you ever been convicted of selling, distributing or manufacturing illegal drugs? _____

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request. Applicant consents to allow Owner/Agent to disclose tenancy information to previous or subsequent Owners/Agents.

Date

Applicant (signature required)