

Application Process

***** Each occupant over age 18 must complete an application, regardless of employment *****

Before submitting any applications, complete each of these items:

- ☒ Entire application completed neatly and legibly. Answer all questions.
- ☒ Sign and date both sections on page two.
- ☒ Include \$30 per application for background checks. This is less than the actual costs of the reports we order. We are always happy to provide you a copy of your credit report.
- ☒ **Application fees must be paid with cash or money order.** Applications will not be processed without the application fee.
- ☒ Include legible photocopies of your Driver's License or State issued I.D.
- ☒ Include copies of your most recent paystubs, salary statements, or other proof of employment and income. The more documentation you include, the faster our processing time.
- ☒ Our office is open every week day. Since we are on-call for showings, the office may not be occupied at all times. Please call in advance to assure we can personally receive your application package. If the office is locked, you may place everything, **including the required fees**, into an **appropriate sealed envelope**, and place it in the mail slot of the door. Please call and notify us that you have done so, and we will process it promptly.

Parker Properties: 1750 E. Bullard Ave. #104 Fresno, CA 93710 (NW Corner of Cedar & Bullard)

Application Information

Background Checks

All applications are subject to a full credit report, criminal background check, social security identification verification, eviction history, and full rental and employment verifications, as appropriate.

Funds Required to Move In

We require the first full month rent plus the deposit to move in. If your tenancy begins on a date other than the 1st, the pro-rated amount of that partial month will be due the following month. Example: If your tenancy begins on June 15, you will pay one month rent on June 15, and half a month rent on July 1. Your normal rent rate will be due on August 1.

Smoking

Please be aware that our lease agreements prohibit smoking inside our homes. Any smoking inside the home will be a material breach of our agreement subject to forfeiture of deposit for cleaning and smoke/odor remediation.

Pets

Pets are negotiated on an individual basis according to the concerns of the property owner. All pets must be permitted in writing and are subject to an additional deposit. We are sorry that we are not able to approve aggressive breed dogs as identified by the insurance industry due to liability concerns.

Renter's Insurance

We strongly recommend that you attain and maintain a renter's insurance policy for your protection. No water filled furniture (such as a waterbed) is allowed without written consent after proof of renter's insurance with the owner listed in writing as an additional insured party. We are happy to refer you to a reputable insurance firm for assistance.



Parker Property Management is committed to providing services without regard to race, color, religion, national origin, ancestry, age, sex, sexual orientation, familial status, physical handicap or disability.

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CALIFORNIA
ASSOCIATION
OF REALTORS®

APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 11/13)

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. Social Security No. _____ Driver's License No. _____

State _____ Expires _____

D. Phone Number: Home _____ Work _____ Other _____

E. Email _____

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

G. Pet(s) or service animals (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 _____

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Applicant's Initials (_____) (_____)

Reviewed by _____ Date _____



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APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

David Parker Properties, Inc. / Realty Concepts, Ltd. / 1750 E. Bullard Ave. #104 Fresno, CA 93710
David Parker

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (559) 490-1989

Fax: (559) 272-0491

Untitled

Property Address: _____ 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: **Parker Property Management**
Address **1750 E. Bullard Ave. #104** City **Fresno** State **CA** Zip **93710**

II. SCREENING FEE

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

Applicant has paid a **nonrefundable** screening fee of \$ **30.00**, 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 \$42.06 as of 2009.)

\$ **30.00** for credit reports prepared by **Rentec/Trans Union**;
\$ _____ 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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Parker Property Management

CRIMINAL ACTIVITY ADDENDUM

Have you or any member of your household ever been convicted of a felony or pled guilty or "no contest" to a felony, whether or not resulting in a conviction?

Yes ____ No ____

Have you or any member of your household ever been convicted of, or pled guilty or "no contest" to, engaging in the illegal manufacture, sale, distribution, use, or possession of an illegal drug or controlled substance, whether or not resulting in a conviction?

Yes ____ No ____

Have you or any member of your household ever been convicted of, or pled guilty or "no contest" to, a criminal complaint involving sexual misconduct, whether or not resulting in a conviction?

Yes ____ No ____

Have you or any member of your household ever been convicted of, or pled guilty or "no contest" to, engaging in acts of violence or threats of violence, including, but not limited to, unlawful activity involving weapons or ammunition, whether or not resulting in a conviction?

Yes ____ No ____

All questions must be answered. If you have answered "yes" to any question, please provide an explanation below. Include the date, circumstances, and the nature of the offense.

CONSENT & VERIFICATION

I understand that my occupancy is contingent upon meeting management's resident selection criteria and housing program requirements. All information supplied here or elsewhere will be used to determine my household's eligibility for housing. I authorize the verification of all such information. I consent to allow owner/agent to disclose any information obtained to previous, current, or subsequent owners/agents, law enforcement, and any others owner/agent deems appropriate.

I further understand that providing any false, fraudulent, misleading, or incomplete information can cause a delay in processing and may be grounds for denial of tenancy; or in the event that I become a tenant, or I am an existing tenant, would be considered a material breach of my rental agreement and can be used as grounds to immediately terminate my tenancy. I further understand that criminal and/or other background searches may be performed at any time, including, but not limited to, the time of lease renewal and/or recertification, and may be used to determine my household's eligibility for continued housing.

Any "yes" response on this addendum may lead to rejection of my application or the immediate termination of my tenancy for cause if I am a current resident. I declare that all information and answers supplied during the application/recertification process by me, or on my behalf, including, but not limited to, the answers to the above-noted questions, are true and correct.

Date _____

Signature _____