

GAGLIARDI PROPERTY MANAGEMENT

Application Requirements

Rental applications are processed on a first come, first approved, first served basis. In order to process your application in a timely and efficient manner, please have the following items included when submitting your application form:

- 1. Application to Rent for all persons over the age of eighteen.**
- 2. Screening Authorization form signed by all parties.**
- 3. Rental Requirement forms signed by all parties.**
- 4. Submit \$25.00 credit check fee for all persons over eighteen.**
- 5. Proof of income (paycheck stubs, statements, etc.)**
- 6. Copy of driver's license or picture I.D. for each person over eighteen.**

Application will not be considered complete without all the above

GAGLIARDI PROPERTY MANAGEMENT

Residential Rental Requirements

GENERAL REQUIREMENTS

1. All persons 18 years and older will be required to submit an application and will be subject to credit and reference screening.
2. If applying as co-tenants, all applicants must meet credit and reference screening requirements prior to approval.
3. A full deposit is required within 24 hours of acceptance paid by Cashier's Check or Money Order only.
4. The property owner makes the final decision. Gagliardi Property Management verifies your information and conducts a background check. All applicants are accepted on a "First Come, First Qualify, First Serve" basis and omissions or falsified information will result in denial of your application.

OCCUPANCY

One Bedroom	No more than three (3) persons
Two Bedroom	No more than five (5) persons
Three Bedroom	No more than seven (7) persons

PET POLICY

All pets are subject to the individually property policy. Some of the un-acceptable dog breeds including but not limited to are: Akita, German Shephard, Chow, Doberman, Rottweiler, Wolf Hybrids, American Staffordshire Terrier, Pit Bull Mix.

INCOME, CREDIT AND RENTAL HISTORY REQUIREMENTS

1. Rental rate shall not exceed an amount greater than one-third of applicant's gross monthly income.
2. The income qualification is based on the combined household income and all income must be legal, provable and paid directly to applicant.
3. Each individual person applying for residency must submit a \$25.00 credit check fee. Credit reports must have at least 3 months credit history on two (2) or more accounts, and may not have more than two(2) late payments, more than on (1) bounced check, any collections or repossessions, any tax liens and a credit score of 650 or higher. **CREDIT CHECK FEE(S) MUST BE PAID IN CASH.**

RENTAL HISTORY

1. Every applicant must have a positive rental reference from prior landlords.
2. Applicants with any record of an eviction or conviction of the sale of manufacturer of a controlled substance will not be considered.

SECURITY DEPOSIT

1. Approved Applicant(s) will be required to submit a full security deposit in the amount of \$ _____ within 24 hours of approval.
2. Should a prospective tenant rescind their decision to rent the unit, the security deposit could be subject to a daily pro-rata rental charge until the unit is re-rented or the security deposit is depleted.
3. Refund of partial or full security deposit may be subject to a 20 day processing period.

Please note: The following documents may be required: * 2 months recent paycheck stubs * 1 recent bank statement * Copy of Driver's License for all occupants over 18 years of age *

I/We have read the rental requirements as stated above and wish to submit Application(s) for approval to rent.

X _____ Date _____

X _____ Date _____

P.O. Box 1659
Gilroy, CA 95021
Phone: 408-847-7300
Fax: 408-847-0285

P.O. Box 1099
Palo Cedro, CA 96073
Phone: 530-547-7100

www.gagliardirealty.com
info@gagliardirealty.com

Gagliardi Property Management

APPLICATION TO RENT

(all sections must be completed) **Individual applications required from each occupant 18 years of age or older.**

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				Mobile/Cell phone number ()		
Driver's license number		Expiration		State		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							
3.	Next previous address			City		State Zip		
	Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
	Reason for moving							
Proposed occupants List all in addition to yourself	Name			Name				
	Name			Name				
	Name			Name				
Will you have pets?	Describe							
I () am () am not a member of the Armed Forces (including the National Guard and Reserves)								
A.	Present occupation or source of income			Employer name				
	How long with this employer?		Supervisors phone number ()		Employer address			
	Name of your supervisor			City, State, Zip				
B.	Prior occupation			Employer name				
	How long with this employer?		Supervisors phone number ()		Employer address			
	Name of your supervisor			City, State, Zip				
Current gross income \$		Per () Month () Week () Year						
Name of your bank		Branch or address						

Gagliardi Property Management

Name of Creditor	Address	Phone Number	Monthly Pymt. Amt.
		()	
		()	
		()	
		()	
		()	
		()	

In case of emergency, notify:	Address: Street, City, State, Zip	Relationship	Phone
1.			
2.			

Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation	Phone
1.				
2.				

Automobile: Automobile: Make: _____ Model: _____ Year: _____

Have you ever filed for bankruptcy? Circle one **Yes / No** Have you ever been evicted or asked to move? Circle one **Yes / No**

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.

Applicant: _____ Date: _____

Application must be mailed to or brought in to the office.

Gilroy Office:

8339 Church St Suite 105
 Gilroy, CA 95020
 408-847-7300

Mailing:

P.O. Box 1659
 Gilroy, CA 95021

Email: info@gagliardirealty.com

Palo Cedro Office:

9461 Deschutes Rd Suite 8B
 Palo Cedro, CA 96073
 530-547-7100

Mailing:

P.O. Box 1099
 Palo Cedro, CA 96073