

PLEASE READ

Before you submit your application, be advised we really do screen tenants. Read our STATEMENTS OF RENTAL POLICY and if you have any questions ask BEFORE you submit your application and pay your processing fees.

YOUR APPLICATION CAN BE DENIED FOR:

- **NO CREDIT HISTORY**
- **INSUFFICIENT OF UNSATISFACTORY CREDIT HISTORY**
- **INSUFFICIENT OF UNABLE TO VERIFY INCOME**
- **UNSATISFACTORY OR UNABLE TO VERIFY INCOME**
- **PROVIDING FALSE INFORMATION ON YOUR APPLICATION**

On processing your application we will access one or more of the following databases:

NATIONAL TENANT NETWORK, THE ADVISORY BULLETIN, CALIFORNIA COURT RECORDS AND EQUIFAX.

**CROSSROADS REAL ESTATE
250 CHERRY LN #105 MANTECA CA 95337
PHONE: 209-234-8855 FAX: 209-239-8140
EMAIL: XROADSRENTALS@YAHOO.COM
CONTACT KIM OR JILL**

CROSSROADS REAL ESTATE STATEMENT OF RENTAL POLICY

1. We are an equal opportunity housing provider and fully comply with the FEDERAL FAIR HOUSING ACT, STATE and LOCAL fair housing laws.

2. CRITERIA

INCOME The combined monthly income of the tenant(s) must be 3 times the rent.

RENTAL HISTORY All tenant(s) must have satisfactory rental history for the past 2 years. You maybe ask to submit proof of your current address.

CREDIT HISTORY Your credit history must be satisfactory.

PUBLIC RECORDS We search all public records.

EMPLOYMENT We verify employment history and income.

CO-SIGNERS We do not accept co-signers.

PET POLICY This is a policy made by the owner and is listed on our rental list. Licensed service animal excepted.

WITH YOUR COMPLETED APPLICATION SUBMIT:

1. Copy of current photo ID.
2. Copy of valid social security card.
3. Copy of your recent pay stub or other documentation to support your income. If you are self-employed bring a copy of last years tax returns (form 1040 pg 1&2).
4. If you are currently renting complete the Rental Verification be sure to put your current address and signature.
5. \$30 (non-refundable) cash processing fee for each tenant & co-tenant 18 years or older. We process each application one at a time. If we do not process your application, your processing fee will be returned. If you have any questions or concerns, Please ask them before you submit the application and the fees.

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CROSSROADS REAL ESTATE
250 CHERRY LN #105 MANTECA CA 95337
PHONE: 203-234-8855

IN COMPLIANCE WITH AB2263 EFFECTIVE JANUARY 1, 1997

Property Address: _____ Date: _____

Applicant: _____

ITEMIZED RECEIPT FOR NON-REFUNDABLE PROCESSING FEE

CREDIT REPORT.....\$6.50
SAFE SCAN.....\$.10
SEACH OF PUBLIC RECORDS.....\$10.00
UNLAWFULL DETAINER SEACH.....\$10.00
ADMINISTRATIVE COST.....\$3.40

TOTAL.....\$30.00 CASH ONLY

All information is obtained from service providers.

\$30.00 Received by _____ Date: _____



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 _____



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: _____
 Address _____ City _____ State _____ Zip _____

II. SCREENING FEE

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

Applicant has paid a **nonrefundable** screening fee of \$ _____, 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.)

\$ _____ for credit reports prepared by _____;
 \$ _____ 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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Reviewed by _____ Date _____



Consent Form Disclosure of Information
CREDIT REPORT AND BACKGROUND INVESTIGATION

Name: _____

Social Security #: _____ Phone: _____

Driver's License#: _____ State Issued: _____

Home Address: _____

City: _____ State: _____ Zip: _____

I hereby give consent for a consumer report for tenancy purposes. I hereby authorize, without reservation, any landlord, law enforcement agency, state agency, employer, credit agency, city, state, federal court or any information service bureau or company contacted by CROSSROAD REAL ESTATE, to furnish and all information requested.

ACCORDING TO THE FAIR CREDIT REPORTING ACT (LAW 91-508) 88606:

A person may not procure or cause to be prepared an investigative consumer report on any consumer unless it is clearly and accurately disclosed to the consumers that an investigative consumer report including information as to his/her character, general reputation, personal characteristics and mode of living and employment history, whichever are applicable, may be made.

I also understand that if I am denied tenancy because of the credit report, it is my right to have the name of the reporting agency or agencies disclosed to me within the time allowed.

This authorization, in original or copy form, shall be valid for this and any further reports or updates that may be required.

I also understand, CROSSROADS REAL ESTATE, can not release any information, to me or a third party, unless required by law.

X _____
Signature Date

VERIFICATION OF RENT

CROSSROADS REAL ESTATE
250 CHERRY LN #105 MANTECA CA 95337
PHONE: 209-234-8855
FAX: 209-239-8140
EMAIL: XROADSRENTALS@YAHOO.COM
Attention: Kim or Jill

APPLICANT FILLS OUT THIS PORTION.

Applicant's Name(s): _____

Current or Previous
(Circle one)

Address rented: _____

Signature of Applicant: _____ Date _____

Signature of Applicant: _____ Date _____

Your signature on this application authorizes management to verify all information that is listed above. A detailed consumer credit report will be reviewed. All information must be complete and accurate or it will delay processing of the application or cause denial. An original signature and proof of identification will be required for each adult applicant.

TO BE COMPLETED BY VERIFYING LANDLORD/AGENT:

Move in date: _____ Move out date: _____

Was a 30-day notice to vacate submitted by the resident(s)? YES or NO

Did management submit a 30-day termination of tenancy? YES or NO

Was the lease term fulfilled? YES or NO

Monthly rental rate: \$ _____

Was rent paid on time? YES or NO If NO, how many times? _____

Any NSF checks? YES or NO If Yes, how many times? _____

Is there currently an outstanding balance due? YES or NO If Yes, Amount: \$ _____

Any documented complaints:

Additional information, which may be of assistance:

Would you rent to them again? YES or NO

Signature _____ Date _____

Dog breeds and crossbreeds considered unacceptable.

1. PIT BULL
2. STAFFORDSHIRE BULL TERRIER
3. CANARY DOG
4. PRESA CANANO
5. ROTTWEILER
6. SHEPHERD, ANY KIND
7. HUSKY
8. WOLF HYBRID
9. ALASKAN MALAMUTE
10. DOBERMAN PINSCHER
11. CHOW CHOW
12. GREAT DANE
13. AKITA
14. JINDO

MUST PROVIDE A PHOTO OF DOG AND SHOT RECORD FOR
TENANT FILE.