



RENTAL APPLICATION

PROPERTY:	
RENT:	DESIRED MOVE-IN DATE:

PERSONAL INFORMATION

APPLICANT: First Name:	Last Name:	Middle:	Birth Date:
Social Security #:	Phone #:	Email:	

SPOUSE: First Name:	Last Name:	Middle:	Birthdate:
Social Security #:	Phone #:	Email:	

LANDLORD INFORMATION (for past 3 yrs. If more space is needed attach separate paper)

CURRENT – Landlord Name: <i>Your Rental Address:</i>	Landlord Phone #
From: / / to / / Reason for leaving:	Rent Amount \$
PREVIOUS – Landlord Name: <i>Your Rental Address:</i>	Landlord Phone #
From: / / to / / Reason for leaving:	Rent Amount \$
PRIOR – Landlord Name: <i>Your Rental Address:</i>	Landlord Phone #
From: / / to / / Reason for leaving:	Rent Amount \$

EMPLOYMENT INFORMATION

Business Name & Position Title	Start Date	Gross Monthly income	Supervisor Name & #
		\$	
Other Income Description			Monthly Income \$
Other Income Description			Monthly Income \$

SPOUSE EMPLOYMENT INFORMATION

Business Name & Position Title	Start Date	Gross Monthly income	Supervisor Name, Phone #
		\$	
Other Income Description			Monthly Income \$

NUMBER OF VEHICLES THAT WOULD BE AT THE PROPERTY:

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LIST ALL OTHER OCCUPANT(S)

Name	Birth Date	Relationship

DO YOU HAVE ANY OF THE FOLLOWING

Boat, R.V., or other oversize vehicle that will not fit in a standard garage? <input type="checkbox"/> No <input type="checkbox"/> Yes, Description: _____	
Water filled furniture <input type="checkbox"/> No <input type="checkbox"/> Yes	
Animals <input type="checkbox"/> No <input type="checkbox"/> Yes, # of animals: _____	Fish tank <input type="checkbox"/> No <input type="checkbox"/> Yes
DESCRIBE: _____	If Yes # of gallons _____

BACKGROUND INFORMATION

HAVE YOU EVER	Filed for bankruptcy? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, please provide: Chapter _____ Year _____ Where _____ Discharged <input type="checkbox"/> No <input type="checkbox"/> Yes
	Been late paying rent or other house payments? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, please explain: _____
	Been delinquent (30+ days late, charge off) in payment of any other financial obligations <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, please explain: _____
	Been convicted or plead no contest to a felony? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, please provide: Type of Offense _____ County and State _____
	Been evicted from a tenancy or left owing money? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, please provide: Property Name _____ City and State _____ Landlord Name _____

OTHER INFORMATION

How did you hear about the property? _____

Please include any other information you believe would help to evaluate this application.

AUTHORIZATION

I/WE DECLARE UNDER PENALTY OF PERJURY OF THE STATE OF CALIFORNIA THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE. I/WE AUTHORIZE SPANGLER REALTY AND ALL AGENTS TO: 1) Verify above information; 2) Obtain a consumer credit report and/or a consumer background report through a recognized credit reporting agency; 3) obtain and review DMV data through the authorizing state agency; and 4) obtain any additional information that Spangler Realty deems necessary to complete the screening process, including but not limited to rental history, banking information, civil and criminal legal actions, and employment history. I/We further understand that this information will be shared with any verified creditor upon providing evidence of their entitlement to this information (in compliance with provisions as set forth under the Federal Credit reporting act, Spangler Realty will notify an applicant of transfer of such information and the identity of the creditor), and that the screening fee for processing this application is non-refundable even in the event of being declined and will not be applied to future rents. Furthermore, I/We understand that Spangler Realty, in consideration of time and efforts in processing and researching information for this application, does make a profit on this screening fee above and beyond the fees paid for Credit employment, banking, and civil and criminal reports from reporting agencies. Applicant has a right to review any disqualifying information and to obtain a copy of the credit report at no additional fee.

Applicant: _____ **Date:** _____ **Applicant:** _____ **Date:** _____

THANK YOU FOR APPLYING FOR A SPANGLER REALTY RENTAL PROPERTY!
\$40.00 per applicant – **cash or money order only** made out to Spangler Realty – See other side.

SPANGLER REALTY INC RENTAL APPLICATION
THANK YOU FOR APPLYING FOR A SPANGLER REALTY RENTAL PROPERTY!

Please make sure that you have completed your application **IN FULL** before submitting it for approval. Incomplete, misrepresented or fraudulent application may be subject to delay or disqualification and/or additional fees may be levied prior to continuation of the screening process.

Please attach and/or provide the following:

- | | |
|--|--|
| 1. \$40.00 fee cash or money order per adult | In compliance with California Civil Code Section, "The maximum fee a landlord can charge a tenant may be no greater than \$43.05 per applicant". |
| 2. Copy of enlarged, valid photo ID | Driver's license, military ID, or passport is required for each adult occupant. (A valid Resident Alien Card or a valid foreign driver's license is acceptable.) |
| 3. Proof of income | Most recent month's worth of paycheck stubs, last two bank statements, or Leave & Earning Statement. If self-employed, last three bank statements and copy of most recent year's tax return. |
| 4. Proof of Discharge or Bankruptcy | If applicant has filed any Bankruptcies, a proof of discharge must accompany application. (No more than one (1) bankruptcy is acceptable.) |
| 5. Miscellaneous Pertaining Documents | Please submit any additional documents that you feel may assist and/or support your status for qualification. |

Important Notices

1. Re-entry Fee

In compliance with requirements governing negligent or intentionally misrepresented information by an applicant, a \$15.00 RE-ENTRY FEE will be assessed and due prior to any continuation of the screening process. Be aware that the following conditions or findings will be a basis for the above assessment.

2. Non-response

Failure and/or refusal to respond to inquiries with regard to additional screening information needed within 24 hours will nullify the application. Time is of the essence! It is Spangler Realty's policy to accept only one application per property in each 24 hour time period. If at the end of that time period, any information from current employer, current and former landlord has not been received, Spangler Realty retains the right to continue to accept applications on the property.

3. Credit Reports

A copy of your credit report is available upon request at no charge. To receive a copy, please notify Spangler Realty. Please be aware that only the person who is the subject of that credit report is allowed to receive the copy and must sign for it **IN PERSON, IN OUR OFFICE**. Assistance in interpreting the consumer credit report is available through Spangler Realty for a nominal fee or you may contact the specific Credit Reporting Agency.

4. Challenges

Any alleged misinformation (financial, employment, litigation, landlord references, etc.) is not the responsibility nor the duty of Spangler Realty to correct or alter. It is your responsibility to investigate and have any alleged incorrect or fraudulent information removed from your credit report.

Basic Qualifying Requirements

Good to Excellent Credit Rating/History	Good Residential/Tenant History
Clear Civil Litigation Record (No judgments, no liens)	Stable Employment
Sufficient income (3 times the rent amount)	Clear Criminal Record

Basic Disqualifying Requirements

1. Credit Negativity (rating exceeding 50% negativity)
2. Unlawful Detainer (evictions)
3. Dismissed or Incomplete Bankruptcies
4. Fraudulent information
5. Insufficient or no income
6. Student loans exceeding \$1000.00 in arrearages
7. Owing back rent and/or costs of damages to a rental
8. Foreclosures/Excessive judgments within past 3 years

I/We have read this form, understand and I agree with its content.

DATE: _____ **Applicant:** _____
Spouse: _____

**Receipt for Application Screening Fee
 Authorization to Obtain Credit Information
 Privacy Disclosure Statement**

Dear Applicant(s):

You have applied to Spangler Realty to rent a residential property. The processing of your application requires Spangler Realty to obtain and review certain information about you including a credit report. Once the services are performed, the fees will not be refunded to you even if your application is later declined or canceled by you.

Spangler Realty has received a non-refundable Application Screening Fee of	\$ 40.00
Itemization of Fees-	
Credit Report Fee:	\$ 10.50
Process and Preview to Spangler Realty	\$ 29.50

You authorize Spangler Realty to obtain a consumer credit report and check other references and information as is necessary to process your rental application.

PRIVACY NOTICE

Spangler Realty does not disclose and does not intend to disclose nonpublic personal information to nonaffiliated parties, except as permitted by law.

Spangler Realty collects and utilizes your non-public information for reviewing your rental application. We collect information about you from the following sources:

a)	Information on your loan application and other information that you provide us during the course of our relationship:
b)	Information obtained from consumer reporting agencies

Spangler Realty restricts access to your non-public personal information to the following parties:

a)	Property Owners and their employees;
b)	Consumer reporting agencies;
c)	SettlementOne employees who need the information to provide services to Spangler Realty; and
d)	To third parties as necessary to complete your rental application or as required by law.

Spangler Realty maintains safeguards to protect the confidentiality of your non-public personal information.

Applicant's Signature

Date

Applicant's Signature

Date