

Broker Lic #0180066 2201 Francisco Dr., Ste. 140-196 El Dorado Hills, CA 95762 (916) 933-4995 Office; (916) 933-4999 Fax rentals@leuent.com



Application Requirements

1. APPLICANT:

All persons 18 years and older are required to fill out a separate application. All applications must be legible, all sections must be completed and signed by the applicant prior to processing. All applicants must give written authorization for a credit check. We require \$35.00 processing fee to verify income, rental history or home ownership and credit. The fee is non-refundable if the application is processed even if the applicant is declined. We accept payment for processing in cash, money order or credit card. Please allow three working days to process. MAKE MONEY ORDER OR CASHIERS CHECK PAYABLE TO: "LEU ENTERPRISES". A readable copy of your Government Issued Photo ID is required at the time of lease

signing. You may fax your completed application to 916-933-4999.

2. INCOME/ **EMPLOYMENT** Self-employed persons will be required to show proof of income (bank statements, tax returns etc). If **HISTORY:**

Legal and verifiable household gross income of at least three times the monthly rental rate.

employed for less than one year, we will also verify previous employment records

3. RENTAL **HISTORY:**

Approximately two recent years of favorable rental references or proof of ownership. Certain properties

may allow a cosigner for lack of rental references.

4. CREDIT **STATUS:** Applicant must have a good credit history. Certain properties may allow a cosigner

for lack of credit references. NOTE: We understand that these are extraordinary times. We will consider

applicants that do not meet our normal credit criteria due to catastrophic medical bills or foreclosure/short sale

if there are no other derogatory trades on their credit report

5. PAYMENT:

The first full month's rent & security deposit must be paid in advance by money order or cashier's check only.

6. PETS:

No pets are allowed unless otherwise stated and approved by owner. If allowed, there will be an increase in the security deposit of at least \$250.00 per pet. Breeds that are known to have a propensity for violence are prohibited under any circumstances. These breeds include, but are not limited to: Pit Bulls, Rottweiler's, German Shepherds, Doberman Pinchers, Chows, Mastiffs, or any mixes containing these breeds.

7. RELEASE OF

Applicant consents to allow owner/agent to verify tenancy and employment information with the parties **INFORMATION:** listed on the application and to discuss all facts and circumstances of any current or former tenancy.

I release the owner/agent from any liability incurred in connection with the owner/agent's investigation of

me, the applicant.

We agree to provide equal opportunity housing that supports the spirit and intent of all local, state, and federal fair housing laws for all applicants without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin. Applicant may be denied for any or all of the following reasons: negative credit (including but not limited to I-9's, collections, bankruptcies, judgments, liens), prior evictions, false information on the application, insufficient household income, current disputes with landlords, unfavorable rental references, or unfavorable employment references.

By signing below, the applicant acknowledges they have read and understand the foregoing application requirements and agree to the terms as written.

Applicant consents to allow owner/agent to verify tenancy information with previous or subsequent owners/agents. I release the owner/agent from any liability incurred in connection with the owner/agent's investigation of me, the applicant.

Applicant Signature	Date	Print Name	



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APPLICATION TO RENT

A separate application is required for each applicant 18 years of age or older

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LAST NAME	FIRST NAME		MIDDLE NAME SOCIAL SECURITY NUMBER		NUMBER OR ITIN		
OTHER NAMES USED	WORK PHONE		HOME PHONE	CELL PHONE			
DATE OF BIRTH	DRIVERS LICENSE or ID #		STATE AND EXPIRATION	E-MAIL ADDRESS			
PRESENT ADDRESS			CITY	STATE ZIP			
PRESENT ADDRESS			CITT	STATE ZIF			
DATE IN	DATE OUT	OWNER/ I	MGR NAME	PHONE			
FAX &/0R EMAIL							
REASON FOR MOVING CURRENT AMOUNT YOU ARE PAYING FOR RENT							
PREVIOUS ADDRESS (IF AT 1	PRESENT AI	DDRESS LESS THAN 2 YEA	ARS) CITY	STATE	ZIP		
DATE IN	DATE OUT	OWNER/	MGR NAME	PHONE			
REASON FOR MOVING							
PROPOSED OCCUPANTS IN ALL	DDITION	NAME	NAME				
TO YOURSELF		NAME	NAME				
CURRENT EMPLOYER OR INC	COME	DATE BEGAN	OTHER INCOME	DATE BEGAN			
	COME	DITE DEGIL (OTTEN IN COME	BIIIEBEGIII			
ADDRESS		YOUR MONTHLY INCOME	ADDRESS	YOUR MONTH INCOME	LY		
		INCOME		INCOME			
CITY, STATE, ZIP		YOUR JOB TITLE:	CITY, STATE, ZIP				
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CONTACT NAME FOR VERIFICA	ATION	WORK PHONE:	CONTACT NAME FOR VERIFI	CATION			
CONTACT PHONE FOR VERIFIC	CATION	EMAIL/FAX NUMBER:	CONTACT PHONE FOR VERIE	FICATION			
			CONTACT EMAIL &/OR FAX	NUMBER			
			a distribution of the state of				
			<u> </u>				
IN ORDER TO PROCESS YOUR APPLICATION WE MUST HAVE EMAIL or FAX FOR RENTAL							
AND EMPLOYMEN			, IIIIIIII				

<u>IN ORDER TO PROCESS YOUR APPLICATION WE M</u>	USI HAVE EMIAIL OF FAX FUR KENTAL
AND EMPLOYMENT VERIFICATION.	
Please indicate the length of lease requested;	
Applicant Signature	Date

EMERGENCY CONTACT	ADDRESS		PHONE	RELATIONSHIP			
AUTOMOBILE: MAKE	MODEL		YEAR	LICENSE #			
		=					
ARE YOU OVER 18?		□ YES	□ NO				
IS YOUR INCOME AT LEAST 3 RENT?	TIMES THE MONTHLY	□ YES	□ NO				
IS YOUR INCOME VERIFIABLE?			□ NO				
HAVE YOU EVER FILED FOR BANKRUPTCY?			□ YES □ NO WHEN:				
WHAT IS YOUR CREDIT RATII	NG?	□ BELC		ΓKNOW □ NO CREDIT			
DO YOU HAVE A RECORD OF	WRITING BAD CHECKS?	□ YES	□ NO				
HAVE YOU EVER BEEN EVIC	TED?	□ YES	□ NO				
HAVE YOU EVER BEEN ASKE	D TO MOVE?						
HAVE YOU EVER BEEN CON	VICTED OF SELLING,	□ YES	□ NO				
DISTRIBUTING OR MANUFACTOR DO YOU SMOKE?	TURING DRUGS?	□ YES □ NO					
	COUPTION	□ YES □ NO					
WILL YOU AGREE TO SMOKE OUTSIDE? NOTE:HASTINGS PLACE APTS IS A NON SMOKING		□ YES	□ NO				
PROPERTY DO YOU HAVE PETS?							
DO YOU HAVE WATER FILLE	D FURNITURE? (BED,	□ YES	□ NO DESCRIBE:				
AQUARIUM) HOW DID YOU HEAR ABOUT THIS RENTAL?			□ NO DESCRIBE:				
<u>Applicant</u> represents that all the abo to, the obtaining of a credit report an		_	9 2	9			
tenancy information with previous or	subsequent owners/agents. I release						
owner/agent's investigation of me, the applicant. <u>Owner/Agent</u> will require a non-refundable payment of \$35.00, which is to be used to screen Applicant with respect to credit history and other							
background information.				-			
The undersigned makes application to rent housing accommodations designated as: Property you are Appling for.							
Street the rent for which is \$ ter	Apt month and upon approval of this at	Ci otlication	•	Zip oment and to tray all sums due			
the rent for which is \$ per month and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including the security deposit, before occupancy.							
Applicant Signature			Date				
Print Name							