



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 HISTORY:** Legal and verifiable household gross income of at least three times the monthly rental rate. Self-employed persons will be required to show proof of income (bank statements, tax returns etc). If 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 INFORMATION:** Applicant consents to allow owner/agent to verify tenancy and employment information with the parties 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

LAST NAME	FIRST NAME	MIDDLE NAME	SOCIAL SECURITY 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
DATE IN	DATE OUT	OWNER/ MGR NAME	PHONE
FAX &/OR EMAIL			
REASON FOR MOVING		CURRENT AMOUNT YOU ARE PAYING FOR RENT	
PREVIOUS ADDRESS (IF AT PRESENT ADDRESS LESS THAN 2 YEARS)		CITY	STATE ZIP
DATE IN	DATE OUT	OWNER/ MGR NAME	PHONE
REASON FOR MOVING			
PROPOSED OCCUPANTS IN ADDITION TO YOURSELF	NAME	NAME	
	NAME	NAME	
CURRENT EMPLOYER OR INCOME	DATE BEGAN	OTHER INCOME	DATE BEGAN
ADDRESS	YOUR MONTHLY INCOME	ADDRESS	YOUR MONTHLY INCOME
CITY, STATE, ZIP	YOUR JOB TITLE:	CITY, STATE, ZIP	
CONTACT NAME FOR VERIFICATION	WORK PHONE:	CONTACT NAME FOR VERIFICATION	
CONTACT PHONE FOR VERIFICATION	EMAIL/FAX NUMBER:	CONTACT PHONE FOR VERIFICATION	CONTACT EMAIL &/OR FAX NUMBER

IN ORDER TO PROCESS YOUR APPLICATION WE MUST HAVE EMAIL or FAX FOR RENTAL AND EMPLOYMENT VERIFICATION.

Please indicate the length of lease requested; _____

 Applicant Signature

 Date

