

Hills & Homes Property Management Application to Rent or Lease

DRE # 01516412

PLEASE COMPLETE THIS FORM IN FULL.

Name: _____ Date: _____

Property Address: _____

1. Each applicant, 18 years or older, must complete and sign a copy of the application form as it appears on the next page. NO EXCEPTIONS. This includes co-signers if approved as part of the application.
2. A \$35 processing/credit check fee per person is required, made payable by **CASH, CASHIERS CHECK, OR MONEY ORDER** to Hills and Homes Property Management. **Applications will not be processed until application fee is paid. Application fees are non-refundable.**
3. *Reliable* documentation and telephone numbers of all income, landlord, and other references must be presented with the application along with the following:
 - If employed, last year's W-2 form or two most recent pay stubs.
 - If self employed, a copy of last year's federal income tax return and a profit and loss statement for the current year.
 - Proof of other income, such as retirement social security, SDI, etc.
 - Reports supplied by applicants will not be accepted.
 - Provide a copy of drivers license

Hills & Homes has received \$ _____ for processing a rental application for the property located at:

These funds will be used to cover the costs of obtaining a credit report on each person of 18 years of age or older, calling current and previous landlords, employers, and verifying other information on your application. The breakdown of the use of these funds is as follows:

	Factual Data
Cost of credit report	\$23.00
ID scan	\$3.00
Reviewing employment/ landlord information	\$9.00
Total Charge	\$35.00

This is to inform you that as part of our procedure for processing your application, an Investigative Consumer Report may be prepared whereby information's obtained through personal interviews with your landlord, employer, or others with whom you are acquainted. This inquiry includes information as to your character general reputation, personal characteristics, mode of living, and credit report. You have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation (Fair Credit Reporting Act). I/We hereby agree, in the event of the approval of this application, to execute a lease in accordance with the terms set forth in this rental application and my/our rental liability shall commence on _____ 20 , pursuant to the terms of the lease. That if I/We fail to sign the lease and/or pay agreed rental, Security deposit, utility fees, or other required charges as shown in this rental applications the \$ holding fees accompanying this applications shall be retained by landlord as liquidated damages and I/We agree to this amount being retained by landlord as a reasonable estimate of actual damages to landlord if I/We failed to perform as stated above after approval. I/We also do not believe the loss of this holding fee is an unfair trade practice if I/We fail to perform as stated above after approval. I/We understand that the holding fees accompanying this application are non-refundable after three (3) days. Owner and/or agent for the owner reserves the right to reject this application and to and refuse possession of the above-mentioned accommodation. I/We have read the forgoing; certify that the information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application in my/our behalf. Any "yes" or "no" question unanswered shall be considered a "yes".

_____ Date: _____

Acknowledgement by applicant

\$ _____ Received by: _____ Date: _____

Hills & Homes Property Management, Inc.
Phone (707) 585-2913 Fax (707) 588-5885
5350 Commerce Boulevard, Suite A Rohnert Park, CA 94928

CALIFORNIA APARTMENT ASSOCIATION CODE FOR EQUAL HOUSING OPPORTUNITY The California Apartment Association supports the spirit and intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin. The California Apartment Association reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public. Therefore, as members of the California Apartment Association, we agree to abide by the following provisions of this Code for Equal Housing Opportunity: • We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis. • We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy. • We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering." • We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.

Disclaimer: Every effort is made to assure descriptions and prices are correct. Hills and Homes reserve the right to correct errors and make other necessary changes as needed. All prices and availability are subject to change without notice.
HILLS AND HOMES PROPERTY MANAGEMENT, INC. REQUIRES PROOF OF RENTERS INSURANCE PRIOR TO OCCUPANCY. RENTERS INSURANCE MUST BE CARRIED FOR THE DURATION OF ANY TENANCY OF A PROPERTY UNDER MANAGEMENT.

APPLICATION TO RENT

Tenant
 Guarantor

(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 or ITIN	
Other names used in the last 10 years				Work phone number ()		Home phone number ()	
Date of birth		E-mail address				Mobile/Cell phone number ()	
Photo ID/Type		Number		Issuing government		Exp. date	
Other ID							
1. Present address		City		State		Zip	
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out						Current rent \$ /Month	
2. Previous address		City		State		Zip	
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out							
3. Next previous address		City		State		Zip	
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out							
Proposed Occupants: List all in addition to yourself	Name			Name			
	Name			Name			
	Name			Name			
Do you have pets?	Describe			Do you have a waterbed?	Describe		
How did you hear about this rental?							
A. Current Employer Name				Job Title or Position		Dates of Employment	
Employer address				Employer/Human Resources phone number ()			
City, State, Zip				Name of your supervisor/human resources manager			
Current gross income				Check one			
\$				Per <input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year			
B. Prior Employer Name				Job Title or Position		Dates of Employment	
Employer address				Employer/Human Resources phone number ()			
City, State, Zip				Name of your supervisor/human resources manager			
Other income source _____ Amount \$ _____ Frequency _____							
Other income source _____ Amount \$ _____ Frequency _____							



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Name of your bank	Branch or address	Account Number

Please list ALL of your financial obligations below.

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: Make: _____ Model: _____ Year: _____ License #: _____

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Other motor vehicles: _____

Have you ever filed for bankruptcy? _____ Have you ever been evicted or asked to move? _____

Have you ever been convicted of selling, distributing or manufacturing illegal drugs? _____

Applicant represents that all the above statements are true and correct, authorizes verification of the above items and agrees to furnish additional credit references upon request. Applicant authorizes the Owner/Agent to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history. Applicant consents to allow Owner/ Agent to disclose tenancy information to previous or subsequent Owners/Agents.

Owner/Agent will require a payment of \$ _____, which is to be used to screen Applicant.

The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ _____
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ _____
3. Total fee charged \$ _____

The undersigned is applying to rent the premises designated as:

Apt. No. _____ Located at _____

The rent for which is \$ _____ per _____. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of \$ _____, before occupancy.

_____ Date

_____ Applicant (signature required)



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- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
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- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering."
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.



GUARANTEE OF RENTAL/LEASE AGREEMENT

1. _____ (Guarantor) desires to have Owner/Agent rent the
(Name of Guarantor)
Premises to Resident pursuant to the terms contained in the Rental/Lease Agreement, dated _____,
for the premises located at:
_____, Unit # (if applicable) _____
(Street Address)
_____, CA _____
(City) (Zip)
- by and between _____ "Owner/Agent" and
(Name of Owner/Agent)
_____ "Resident."
(Name of Resident as it appears on the Rental/Lease Agreement)

Guarantor understands and acknowledges that Resident does not meet Owner/Agent's criteria for renting the Premises. Guarantor also agrees that without this Guarantee, Owner/Agent would not agree to rent to Resident. In exchange for Owner/Agent's agreement to rent the Premises to Resident and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned does hereby guarantee unconditionally to Owner/Agent, its successors and assigns, the prompt payment by Resident of the rent incurred, and any other damages incurred, during the course of renting the Premises.

2. In the event of the breach of any terms of the Rental/Lease Agreement by Resident, Guarantor shall be liable for any damages, financial or physical, caused by Resident, including any and all legal fees incurred in enforcing the Rental/Lease Agreement.
3. This Guarantee may be immediately enforced by Owner/Agent upon any default by Resident and an action against Guarantor may be brought at any time without first seeking recourse against Resident.
4. The insolvency of Resident or nonpayment of any sums due from Resident may be deemed a default giving rise to action by Owner/Agent against Guarantor.
5. If any legal action or proceeding is brought by either party to enforce any part of this Agreement, the prevailing party shall recover, in addition to all other relief, reasonable attorneys' fees and court costs, unless one of the following two boxes is checked:
- the prevailing party shall recover, in addition to all other relief, attorneys' fees not to exceed \$ _____, plus court costs.
- or
- each party shall be responsible for their own attorneys' fees and court costs.
6. This Guarantee does not confer a right to possession of the premises by Guarantor, and Owner/Agent is not required to serve Guarantor with any notices to terminate or to perform covenants, including any demand for payment of rent, prior to Owner/Agent proceeding against Guarantor for Guarantor's obligations under this Guarantee.
7. Guarantor consents in advance to any modifications to the Rental/Lease Agreement made and agreed to by Owner/Agent and Resident during the tenancy.



8. This Guarantee is a continuing one. Guarantor is obligated for the full performance of the terms of the Rental/Lease Agreement by Resident through the time Owner/Agent has regained possession of the Premises. Unless released in writing by Owner/Agent, Guarantor shall remain obligated for the period/term of the tenancy as provided by the Rental/Lease Agreement, for any extensions granted pursuant thereto or for any holdover period, whether consensual or not. This Guarantee is effective until final and full payment by Resident of rent and any other amounts due under the Rental/Lease Agreement have been paid and return of possession of the premises to Owner/Agent has been completed. This Guarantee shall be strictly enforced to the benefit of Owner/Agent, its successors or assigns, and shall bind the successors and assigns of the undersigned.

Guarantor shall remain obligated for the entire period/term of the tenancy as provided by the Rental/Lease Agreement and for any extensions granted pursuant thereto.

If the terms of the Rental/Lease Agreement are modified by Owner/Agent, with or without the consent or knowledge of the Guarantor, guarantor waives any and all rights to be released from the Guarantee and remains obligated by the modifications and terms.

9. By signing below, Guarantor acknowledges receipt of the Rental/Lease Agreement.

Guarantor's Signature: _____ Date: _____

Guarantor's Name (please print): _____

Guarantor's Address: _____ City: _____ State: _____ Zip: _____

Home Phone: _____ Work Phone: _____

