



Unless specified, all properties require a 1 year lease. All units are non-smoking.

ALL applicants 18 and over must complete an application.
FALSIFICATION OF INFORMATION IS GROUNDS FOR DENIAL

Prior to viewing property, Applicants must submit completed applications and be pre-approved. Applications are taken on a first come first serve basis.

The following requirements pertain to each applicant, no exceptions. Incomplete applications will not be accepted.
Requirements: The following pertains to each applicant, no exceptions.

- ✓ **A government issued:** Driver's License OR passport OR photo ID
- ✓ Social security card OR receipt from Social Security OR legal document with social security verification
- ✓ All applicants applying for the property must have good credit, no slow pays or outstanding collections
Medical collections excluded. **Applicants with negative credit will be denied.**
- ✓ Combined gross monthly income must be 3 times the monthly rent
- ✓ Minimum 3 years employment history with 3 months at current job. Provide 2 most recent pay stubs.
Self employed applicants must provide 2 years personal tax returns **FILED WITH THE IRS** no business returns. **Bank statements cannot be used in lieu of tax returns**
- ✓ **If the above does not apply to you:** Applicant must provide 3 years of legal verifiable income history ie. Social security documentation, bank statements, award letters and grants
- ✓ Minimum 3 years of verifiable rental or homeownership history. (Canceled checks may be required)
- ✓ If applicable Bankruptcy must be 2 years prior. Discharge and list of creditors must accompany application.

Rental listing prices and information are subject to change before new listings are printed. Example: special rental rates, security deposits, units placed for sale or removed from market for reasons beyond our control. Rental listings are accurate to the best of our knowledge.

I have read, understand and agree to the terms above. I understand that the \$30 processing fee per applicant is NON-REFUNDABLE upon completion of the tenant screening and will be denied if I do not meet any of the above requirements or falsified my application. Processing fees must be in the form of a cashier's check or money order.

SIGNATURE _____ DATE _____

If my application is approved, I agree to pay the security deposit within 24 hours in the form of a cashier's check or money order. I agree to pay the first month's rent by cashier's check or money order within 72 hours from the date the security deposit is paid, at which time the lease and rent will begin. No keys will be released until all applicants have signed the lease agreement and all funds due upon move in have been paid, including pet deposit if applicable.

SIGNATURE _____ DATE _____

KARPE REAL ESTATE CENTER SUPPORTS 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.

CREDIT REPORT AND EMPLOYMENT VERIFICATION

***THIS FORM AUTHORIZES KARPE REAL ESTATE CENTER TO VERIFY
EMPLOYMENT AND CONDUCT A CREDIT INVESTIGATION***

NAME:

LAST NAME FIRST NAME MIDDLE NAME

ADDRESS:

STREET NUMBER STREET NAME APARTMENT #

CITY STATE ZIP CODE

DATE OF EMPLOYMENT:

SOCIAL SECURITY #:

AVERAGE HOURS PER PAY PERIOD:

CURRENT POSITION:

***PLEASE SIGN THIS FORM TO ASSIST US IN VERIFYING YOUR
REFERENCES, SO WE MAY PROMPTLY PROCESS YOUR APPLICATION.***

SIGNATURE

DATE

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 _____							



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.

