



## Rental Application

Name: \_\_\_\_\_

Address Applied For: \_\_\_\_\_ Unit #: \_\_\_\_\_

**For Property Information:** Kathy - (559) 221-3151      [www.rentpms.com](http://www.rentpms.com)

**For Application Questions:** Cynthia – (559) 224-2930

**Office Address:** 1100 W Shaw Ave #114, Fresno CA 93711 (Palm & Shaw)

### **To Apply:**

**Email the following to:** [Cynthia@rentpms.com](mailto:Cynthia@rentpms.com)

1. **Picture ID** (Government Issued) for each adult
2. **Proof of income** for the last 30 days. Proof must have employee name pre-printed
3. One application for each adult --**completely** filled out

**Pay \$35 processing fee (per adult) at:** [www.rentpms.com/tenants/tenant-application](http://www.rentpms.com/tenants/tenant-application)  
(Credit, Debit or PayPal accepted)

By signing I certify that I have read the attached "Minimum Criteria and Additional Terms".

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date





## **MINIMUM CRITERIA FOR RESIDENT SELECTION**

- Able to provide government issued photo ID
- Has a verifiable source of income
- Income minus expenses is a minimum of 1½ times the rent (2½ - 3 times for houses)
- 12 months of good rental history
- If self employed, can provide proof of income for the past 12 months
- Able to pass the "credit check"

### **Any of the following items found in the screening process will result in disqualification:**

- Unlawful Detainer Action (Eviction)
- Owing any property owner, manager or apartment complex

### **Because of insurance limitations, the following types of dogs are not allowed:**

- Akita
- Doberman Pinscher
- Rottweiler
- Chow
- German Shepherd
- Wolf Hybrid
- Presa Canario
- All Pit Bull breeds including Bull Terrier & Staffordshire Terrier

## **ADDITIONAL TERMS**

- All rentals are a one (1) year lease unless specified otherwise in writing.
- No pets unless approved. An additional deposit will be required.
- Dogs under 1 year in age will not be allowed.
- We will PROCESS your application, but it may not be APPROVED until the unit is available.
- We may accept other applications and process them until the unit is available.
- The most qualified applicant will be approved. NOT first come, first served.
- Until you pay your deposit, the property will not be held for you.
- Deposit must be a money order or cashier's check.
- After the deposit is paid, you must sign a lease within 14 days.



- Tenant
- Guarantor

Name of Applicant:
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### APPLICATION TO RENT

**(All sections must be completed)**

**Individual applications required from each occupant 18 years of age or older.**

**PART 1 – PERSONAL INFORMATION & ADDRESS HISTORY**

Last Name		First Name		Middle Name		SSN or ITIN	
Other names used in the last 10 yrs.				Work phone number (    )		Home phone number (    )	
Date of birth		E-mail address				Mobile/Cell phone number (    )	
Photo ID/Type	Number	Issuing Gov.	Exp. date	Other ID			
<b>Present address</b>			City	State	Zip		
Date in	Date out	Landlord Name			Landlord phone number		
Reason for moving out					Current rent \$                      /Month		
<b>Previous address</b>			City	State	Zip		
Date in	Date out	Landlord Name			Landlord phone number		
Reason for moving out					Rent at move-out \$                      /Month		
<b>Next previous address</b>			City	State	Zip		
Date in	Date out	Landlord Name			Landlord phone number		
Reason for moving out					Rent at move-out \$                      /Month		

Proposed Occupants: List all in addition to yourself	Name	Name
	Name	Name
	Name	Name



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- Tenant
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Name of Applicant: \_\_\_\_\_

**PART 2 – INCOME**

**Income from Employment** (If no income is received from employment, write N/A)

Current Employer Name	Job Title or Position	Dates of Employment
Employer address	Employer/Human Resources phone number ( )	
City, State, Zip	Name of supervisor/human resources manager	
Current gross employment income amount: \$	(check one) Per <input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year	
Prior Employer Name	Job Title or Position	Dates of Employment
Employer address	Employer/Human Resources phone number ( )	
City, State, Zip	Name of supervisor/human resources manager	

**Income from Other Sources**

Other income source \_\_\_\_\_ Amount \$ \_\_\_\_\_ Frequency \_\_\_\_\_

Other income source \_\_\_\_\_ Amount \$ \_\_\_\_\_ Frequency \_\_\_\_\_

**PART 3 – ASSETS & LIABILITIES**

Name of your bank	Branch or address	Account Number	Type of Acct
XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXX
XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXX

**Please list ALL of your financial obligations below.**

Name of Creditor	Address	Phone Number	Monthly Pmt. Amount
XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXX
XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXX
XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXX
XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXX
XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXX

- Tenant
- Guarantor

Name of Applicant:

**PART 4 – EMERGENCY CONTACT(S)**

In case of emergency, notify:	Address: Street, City, State, Zip	Relation	Phone
1.			
2.			

**PART 5 – REFERENCES**

Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation	Phone
1.				
2.				

**Vehicles**

Automobile #1	Make:	Model:
	Year:	License #:
Automobile #2	Make:	Model:
	Year:	License #:
Other motor vehicles (list all):		

**Other Information**

Have you ever filed for bankruptcy?  No  Yes  
If yes, explain:

---

Have you ever been evicted or asked to move?  No  Yes  
If yes, explain:

---

Do you have pets?  No  Yes  
If yes, describe:

---

Do you have a waterbed?  No  Yes  
If yes, describe:

---

How did you hear about this rental?



- Tenant
- Guarantor

Name of Applicant:

**PART 7 – ICRAA NOTICE**

**NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT**

- Landlord does not intend to request an investigative consumer report regarding the Applicant

Unless the box above is checked, Landlord intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification, as follows: (1) You may appear at the investigative consumer reporting agency identified below in person, (2) you may make a written request for copies to be sent by certified mail to a specified addressee, or (3) you may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provided that this person furnishes proper identification. If you are accompanied by a person of your choosing, the agency may require you to furnish a written statement granting permission to the investigative consumer reporting agency to discuss your file in the other person's presence. The agency that will prepare the report(s) identified in this section is listed below:

Fresno County Public Records

Trans Union Credit Reporting Agency

*Name of Agency*

1100 Van Ness Ave. Fresno CA 93724 P.O. Box 2000, Chester, PA 19016

*Address of Agency*

If you would like a copy of the report(s) that is/are prepared, please check the box below:

- I would like to receive a copy of the report(s) that is/are prepared

If the box above is checked, Landlord agrees to send the report to Applicant within three (3) business days of the date the report is provided to Landlord. Landlord may contract with another entity to send a copy of the report.



- Tenant
- Guarantor

Name of Applicant:

**PART 8 – CONSIDERATION OF CREDIT HISTORY**

**Important Information, read carefully:**

*Under California law, applicants with a government rent subsidy have the option, at the applicant's discretion, of providing lawful, verifiable alternative evidence of the applicant's reasonable ability to pay the portion of the rent to be paid by the tenant, including, but not limited to, government benefit payments, pay records, and bank statements.*

*If an eligible applicant elects to submit such alternative evidence, Landlord will consider that alternative evidence instead of the applicant's credit history.*

<b>Option 1: Consideration of Credit History</b>	<b>Option 2: Alternative Evidence of Ability to Pay (This option is <u>ONLY</u> available to government rent subsidy recipients)</b>
<p><b>If you <u>either</u>:</b></p> <ul style="list-style-type: none"> <li>• <b>Do NOT have a government rent subsidy <u>OR</u></b></li> <li>• <b>Do have a government rent subsidy but are <u>not</u> choosing to submit alternative evidence of your ability to pay rent to be considered instead of credit history</b></li> </ul> <p><b>Read and initial below.</b></p> <p>Applicant authorizes the Landlord 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 Landlord to disclose tenancy information to previous or subsequent Landlords.</p> <p>Applicant's Initials: _____</p>	<p><b>If you <u>both</u>:</b></p> <ul style="list-style-type: none"> <li>• <b>DO have a government rent subsidy <u>AND</u></b></li> <li>• <b>Are choosing to submit alternative evidence of your ability to pay rent to be considered instead of your credit history</b></li> </ul> <p><b>Read and initial below.</b></p> <p>Applicant authorizes the Landlord to obtain reports <u>other than credit reports</u>, such reports may include unlawful detainer (eviction) reports, social security number verification, fraud warnings, previous tenant history and employment history. Applicant consents to allow Landlord to disclose tenancy information to previous or subsequent Landlords.</p> <p><u>Application will not be considered complete until Applicant submits their verifiable alternative evidence of the ability to pay.</u></p> <p>Applicant's Initials: _____</p>

**By signing below, Applicant represents that all the above statements are true and correct, authorizes verification of the above items, and agrees to furnish additional references upon request.**



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Name of Applicant: \_\_\_\_\_

**To Be Completed By Landlord - Screening Fee Disclosure and Itemization**

Landlord will require payment of a fee, which is to be used to screen Applicant. The total amount of the fee is as follows:

Total fee for applications subject to credit history review <i>(Applicable for Applicants who selected <b>Option 1</b> in Part 8 of this Application)</i>	Total fee for applications subject to review of alternative evidence of ability to pay <i>(Applicable for Applicants who selected <b>Option 2</b> in Part 8 of this Application)</i>
\$ 35.00	\$35.00

The amount charged is itemized as follows:

- Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports, as applicable:

Actual cost for screening reports inclusive of credit history <i>(Applicable for Applicants who selected <b>Option 1</b> in Part 8 of this Application)</i>	Actual cost for screening reports NOT including credit history <i>(Applicable for Applicants who selected <b>Option 2</b> in Part 8 of this Application)</i>
\$15.00	\$15.00

- Cost to obtain, process and verify screening information (may include staff time and other soft costs)

\$ \$35.00

~~The undersigned Applicant(s) 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(s) shall pay all sums due, including  
 required security deposit of \$ \_\_\_\_\_, before occupancy.~~

**Option to receive receipt by email.**  (Landlord check only if applicable) If box is checked, you can choose to receive a receipt by email. If you would like to have your receipt emailed

to you, please provide your email address here: \_\_\_\_\_  
 (Applicant fill in email address, if electing email receipt)

If the box is not checked, or if you do not provide a valid email address, your receipt will be mailed to the present address listed in Part 1 of this Application, or provided personally.

\_\_\_\_\_ Date \_\_\_\_\_ Applicant (signature required)



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- Tenant
- Guarantor

Name of Applicant:

### 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.



# NOTICE TO PROSPECTIVE RESIDENTS OF FRESNO'S NON-SMOKING ORDINANCE

**Notice of Applicability of Ordinance Prohibiting Smoking In and Around Multiunit Rental Properties.** As required by Section 10-2004(b) of the Fresno Municipal Code, prospective residents are hereby notified that this rental property is subject to Article XX of Chapter 10 of the Fresno Municipal Code (hereinafter "Ordinance"), which prohibits smoking in and around multiunit rental properties.

**City of Fresno Advisory Regarding Ordinance.** The following advisory regarding the Ordinance was prepared by the City of Fresno:

**"As of January 1, 2022, smoking is prohibited in all units, common areas, and outdoor areas, except for specifically designated smoking areas.**

On October 14, 2021, the Fresno City Council passed Ordinance 2021-045 prohibiting smoking in all multi-unit rental properties in Fresno (Ordinance). The Ordinance will go into effect on January 1, 2022.

According to section 10-2004(a)-(b) of the Ordinance, all existing tenants must receive a written notice of the Ordinance no later than January 1, 2022. All new leases initiated after January 1, 2022, will include non-smoking provisions. Please note the new law prohibits smoking in all units and common areas, excluding any exclusive use outdoor areas, regardless of whether it is included in the lease, and violators of the law may be subject to a fine.

Under the smoke-free ordinance, "Multi-unit residence" means residential property containing two or more rental units where the majority of the units share at least one common wall with an adjacent unit. "Smoking" means inhaling, exhaling, or burning any tobacco, nicotine, or marijuana, or plant product, whether natural or synthetic, intended for inhalation, or using an "electronic smoking device." "Exclusive Use Outdoor Area" means an area accessible only by the occupant of a unit, such as a private balcony, deck, porch, or patio. For additional provisions, see attached Ordinance.

The U.S. Surgeon General's find that there is no safe level of exposure to secondhand smoke and the California Air Resources Board's decision to classify secondhand smoke as a toxic air contaminant has prompted jurisdictions across the state and country to reduce multi-unit residents' exposure to secondhand smoke."

**More Restrictive Smoking Policy in Rental/Lease Agreement Controls.** The Ordinance does not affect or prohibit the implementation or enforcement a more restrictive smoking policy than set forth in the Ordinance. Therefore, you are notified that the landlord may have a stricter non-smoking policy than the Ordinance requires, and if so, the stricter non-smoking policy controls.

