



Application to Rent HomeRiver Group BRE Lic #2055284

FASTEST: ONLINE APPLICATION AVAILABLE AT: www.HomeRiverSacramento.com

THE UNDERSIGNED MAKES APPLICATION TO RENT:

NAME: _____
FIRST MI LAST
SS # - - DATE OF BIRTH / / DL #

Email Address: _____ PHONE (DAY) _____
(one per party/family) (one per party/family)

DESIRED RENTAL ADDRESS: _____
DESIRED MOVE IN DATE _____ HAVE YOU SEEN IT? YES/NO

OTHER PROPOSED OCCUPANTS (LIST ALL)

NAME	AGE	NAME	AGE
NAME	AGE	NAME	AGE
NAME	AGE	NAME	AGE

DO YOU HAVE PETS? **YES** **NO** IF YES, STATE BREED(S) AND NUMBER _____

RENTAL HISTORY: (WE NEED THE LAST TWO YEARS)

CURRENT ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
NAME OF OWNER / MANAGER: _____
THEIR DAY-TIME PHONE NUMBER: _____
RESIDED THERE FROM: _____ TO _____ MONTHLY RENT: \$ _____
REASON FOR MOVING: _____

PREVIOUS ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
NAME OF OWNER / MANAGER: _____
THEIR DAY-TIME PHONE NUMBER: _____
RESIDED THERE FROM: _____ TO _____ MONTHLY RENT: \$ _____
REASON FOR MOVING: _____

PREVIOUS ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
NAME OF OWNER / MANAGER: _____
THEIR DAY-TIME PHONE NUMBER: _____
RESIDED THERE FROM: _____ TO _____ MONTHLY RENT: \$ _____
REASON FOR MOVING: _____

HAVE YOU EVER BEEN A DEFENDANT IN AN UNLAWFUL DETAINER (EVICTION) LAWSUIT OR DEFAULTED (FAILED TO PERFORM) ANY OBLIGATION OF A RENTAL AGREEMENT OR LEASE? YES/NO IF YES, PLEASE EXPLAIN: _____

EMPLOYMENT

CURRENT EMPLOYER: _____
ADDRESS: _____
PHONE: _____ GROSS MONTHLY SALARY: \$ _____
POSITION HELD: _____ HOW LONG: _____
NAME/TITLE OF SUPERVISOR: _____

NOTIFY IN CASE OF EMERGENCY

NAME	ADDRESS	PH#	RELATIONSHIP
1. _____	_____	_____	_____
2. _____	_____	_____	_____

MOTHER'S MAIDEN NAME: _____

AUTO MAKE	MODEL	YEAR	LICENSE #	STATE
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____

Applicant represents that statements made above are true and correct and hereby authorize verification of employment and income sources and references including, but not limited to, the obtaining of a credit report and agrees to furnish additional references upon request. Applicant agrees to hold harmless both HomeRiver and previous and future owners or managers from any liability for providing written or verbal information regarding the quality of tenancy. **Applicant has read and understood the application information on the reverse side of this application. Sign and submit BOTH sides of this application by email, fax, or by delivery to our office.**

X _____
APPLICANT'S SIGNATURE DATE

FOR OFFICE USE ONLY	
DATE RECEIVED: _____	BY _____
MO / CC \$ _____	AT _____

CURRENT RESIDENCE:
SPOKE TO: _____
MOVED IN: _____ MOVED OUT: _____
RENT:\$ _____ LATE? _____
NSF'S? _____ RET SEC DEP? _____
3 DAYS? _____ 30 DAY NOTICE? _____
ANY PROBLEMS? _____
RENT TO AGAIN? _____
REMARKS _____
PREVIOUS RESIDENCE:
SPOKE TO: _____
MOVED IN: _____ MOVED OUT: _____
RENT:\$ _____ LATE? _____
NSF'S? _____ RET SEC DEP? _____
3 DAYS? _____ 30 DAY NOTICE? _____
ANY PROBLEMS? _____
RENT TO AGAIN? _____
PREVIOUS RESIDENCE:
SPOKE TO: _____
MOVED IN: _____ MOVED OUT: _____
RENT:\$ _____ LATE? _____
NSF'S? _____ RET SEC DEP? _____
3 DAYS? _____ 30 DAY NOTICE? _____
ANY PROBLEMS? _____
RENT TO AGAIN? _____
REMARKS _____
INCOME/EMPLOYMENT:
SPOKE TO: _____
HOW LONG EMPLOYED? _____
CURRENT POSITION: _____
PARTIME/FULLTIME? _____ TEMP/REG? _____
GROSS MONTHLY SALARY? _____



PLEASE READ CAREFULLY

A complete application is necessary from each adult (*anyone 18 years or older*) who intends to reside at the property.

HomeRiver Property Management requires \$45.00 as a *processing fee* to check income, landlord history or ownership and credit. The fee is **non-refundable** if the application is processed. Only processed applications are charged a fee. If you are in line no fee will be charged until you are processed. We accept payment for processing by credit card, money order, or cashiers check. No cash or personal checks for application processing.

The fastest way for us to receive your application is for you to complete your application online at: www.HomeRiverSacramento.com You can also email it to us at applications.Sac@HomeRiver.com or fax it to (916) 429-0389. Please note: Receipt of applications will occur within one business day. Applications can also be dropped off during our office hours 9-12 & 1-5 M-F or mailed to any of our 3 offices. We will keep one person in your party/family updated by phone or email.

No smoking is allowed in our rental properties including any common areas that may affect other residents.

Be sure to provide your credit card information to pay for the processing fee.

Credit charge authorization: Amount \$_____. Card No. _____ MC / VISA (circle one)

Expiration date:_____. Authorizing signature:_____.

Your processing fee pays for the following costs incurred by HomeRiver:

Processing Fee Charges to Applicant		\$45.00
Acceptance of Application/Pre-Screen	1/3 hour	\$15.00
Credit Report including operator time	1/3 hour	\$15.00
Verification of Information on Application & final review	1/3 hour	<u>\$15.00</u>
Minimum cost to HomeRiver to Process Application		<u>\$45.00</u>

Negative credit, negative rental references or negative employment references may keep an application from being approved. Some properties require a criminal background check and felony convictions may cause an application from being approved. Certain properties (check our web listing or recording) will allow a co-signer for lack of credit or rental references but not for negative references. Most agreements begin with a six-month lease. If pets are allowed, an additional deposit and/or increased rent will be required. Our general guidelines to qualify are that you have a legal and verifiable income of three times the monthly rent, approximately two recent years of favorable rental references or ownership and two lines of good credit established with overall credit being 80% positive. Specific guidelines for each property are recorded on our rental hot-line and can be accessed by entering the property's three digit extension number from our sign, ad, website or our vacancy list available 24 hours a day at our office. If you have a situation you'd like to explain in advance of your application being processed, please write it on a separate piece of paper and submit it with your application.

The security deposit and one month's rent must be paid in the form of a cashier's check or money order prior to occupancy. Upon payment of a deposit, we will hold a vacancy by written agreement. Applications are processed as quickly as possible and you will then be contacted. It is difficult to determine in advance how long it will take as we often have to wait for return phone calls from landlords and employers. If your application is approved, you will have 24 hours to submit a deposit. If the property rents **before** your application is processed, the processing fee will be refunded, or you may transfer your application to another of our available properties. You can then select a property that you qualify for.

Approved applications are valid for 60 days with no additional fee.

How did you hear about this property? (circle one) HomeRiverSacramento.com / Sign / Craigslist.net / Friend / Other_____

Applicant Signature:_____ **Date:**_____



**5896 South Land Park Dr
Sacramento, CA 95822
(916) 429-1205**

**1321 Howe Avenue Suite 101
Sacramento, CA 95825
(916) 920-0561**

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