Application Guidelines

Please use as checklist, for proper application completion

- A separate applicastion is required for all adults (18+) to be living at the rental property. We check rental history, income and credit report.A processing fee of $45.00 is due upon you turn each application.
- Provide proof of income.
- Each adult applicant must provide a photocopy of government issued identification.
- References Section of Application is completed, all references will be contacted.
- Submit a $45 non-refundable application fee for each adult who is applying for the property. This must be paid with one of the following:

  A - Cashier's Check or Money Order:

  It should be made payable to: Karel H Rodriguez and mailed to:
  Karel H Rodriguez
  7197 SVL BOX, Victorville, CA 92395

  B - Zelle to management@15149domino.com , please note the name of the adults applying on the Zelle transfer message.

  We take this in order to run the credit check. ***Personal credit reports from other agencies NOT accepted.***
- Send your application by either:

  A - Mail all documents to Karel H Rodriguez, 7197 SVL BOX, Victorville, CA 92395
  B - Completing , Scanning this form and emailing it to management@15149domino.com
- If you are approved and become a tenant with us, your tenancy will be reported to Experian's RentBureau as a credit account. Kindly note that this reporting is a requirement of tenancy and is not optional. For more information, please visit https://www.experian.com/rentbureau/rental-payment

Qualifications for Rent

- For the first applicant, two-point two times (2.2X's) the monthly rental rate in verifiable monthly net income is required. If two (2) people will occupy the unit then the combined income must be three-point three times (3.3X's) the monthly rental rate (and if three (3) people will occupy the unit, the combined income must be four-point four times (4.4X's) the monthly rental rate, etc.
- If cash reserves are used to qualify as income, the cash reserves amount must be equivalent to the above income requirements for the initial term of the tenancy. The cash reserves must be in the applicant's account(s) for a minimum of six (6) months.
- Verifiable income is income that is documented by the most recent two (2) months paystubs or bank statements or a signed Verification of Deposit that is dated within thirty (30) days evidencing the above requirements. Offers of employment must contain an initial employment day within thirty (30) days of application, and the total salary will be discounted to 60% for calculating net income.
- Each applicant must have a minimum credit score of 661+ (based on VantageScore 3.0) to qualify. Note, some properties have different credit score requirements, please refer to the advertisement for actual requirements. Each applicant must have two (2) years of established credit history in good standing (e.g. no delinquency, collection, or other negative remarks).
- No prior Evictions on your record. Your Credit Check will show this.
- No past due utility bills.
- A positive (not neutral) landlord reference from the most recent two landlords is required.
- Job/Rental/ Income Verification (Please inform all the references for Job/Rental/ Income Verifications that they will be receiving a call, as it can hold up the process if they cannot be reached).

Application will be denied if any of the following apply:
(1) Applicant has been legally evicted, or has any unlawful detainer action and/or evictions;
(2). Applicant owes money or has outstanding balances due at any property management company;
(3). Applicant has a conviction for drug sale or manufacture;
(4). Information on the application is falsified;
(5). Application is not completed;
(6). Application is not signed by all applicants;
(7). More than 2 legal notices received during the last 24 months of residency;
(8). Applicant has outstanding balance due with utility company.
(9). No verifiable income.
(10). When credit is run the majority of trade lines/ accounts have past due balances or are in collection.

Maximum Occupancy
Three Bedroom 5

Definitions:
*Legal notice- Any notice delivered to applicant pursuant to state or federal law, which notifies applicant of noncompliance with a rental agreement or noncompliance with laws.
**Past due credit account- Any account reported to a credit reporting agency, which indicates a balance has been due for 60 days or more, and which is currently unpaid.
ALL APPLICATIONS ARE REVIEWED IN COMPLIANCE WITH FAIR HOUSING LAWS.
A. Verifiable income sources: Pay stubs covering the last 2 pay periods, court ordered spousal or child support (must show proof that payments are being made to count as income), prior year's W-2, Social Security, GI benefits,pensions, disability income, trust income, dividend income, or other sources of regular income. Income received annually will be averaged over 12 months. Cash payments to applicant(s) are NOT verifiable.
B. Roommates/ Spouses- Use combined household monthly income of roommates and/ or spouses, if applicable. Income received annually will be averaged over 12 months. Use verifiable employment or other verifiable income sources (See A above). Roommates and/or spouses are jointly and severally liable for all obligations under the lease.
C. Applicants must have a valid legal picture ID. For example, CA or other state drivers license, CA ID, Military ID, Passport, or Legal Alien ID card.
D. Once your application is approved you have 24 hours to view the property and place a holding deposit if you fail to do so the property will be offered to the next approved applicant on the list.
E. All tenants must obtain renters insurance of at least 100,000.00 prior to signing lease.

Application process takes 48-72 business hours to process once FULL application is received . Applications are not processed until ALL parties over the age of 18 have submitted COMPLETE applications

_____ _____
Applicant Signature Date

As property owner or manager we do not discriminate in the rental of property on the basis of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. Updated 01/11/2022

❒Tenant
❒Guarantor

Name of Applicant:

APPLICATION TO RENT

(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	Landlord Name		Landlord phone number
Reason for moving out				Current rent $ /Month
2. Previous address		City	State	Zip
Date in	Date out	Landlord Name		Landlord phone number
Reason for moving out				Rent at move-out $ /Month
3. Next previous address		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	
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 $ Per ❒ Week ❒ Month ❒ Year	Check one			
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 _____

❒Tenant
❒Guarantor

Name of Applicant:

Name of your bank	Branch or address	Account Number	Type of Acct

Please list ALL of your financial obligations below.

Name of Creditor	Address	Phone Number	Monthly Pmt. 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? _____

❒Tenant
❒Guarantor

Name of Applicant:

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:

Application Research Inc.

Name of Agency

2381 Calabasas Rd., Suite 1022, Calabasas,CA 91302

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.

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 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.

Landlord will require a payment of $ 45.00 , 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 $39.95
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) $6.05
3. Total fee charged $45.00

The undersigned Applicant is applying to rent the premises designated as:

Apt. No. _____ Located at **15149 Domino St., VAN NUYS, CA 91411**

The rent for which is $ **4500.00** per **month**. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of $ **4500.00**, before occupancy.

_____ _____

Date ***Applicant* (signature required)**

❒Tenant
❒Guarantor

Name of Applicant:

RECEIPT FOR TENANT SCREENING AND/OR CREDIT CHECKING FEES

On _____, Landlord received $_____ from the undersigned, hereinafter called "Applicant,"
(Date)
who offers to rent from Landlord the premises located at:

_____ **, Unit # (if applicable)** _____
(Street Address)

_____ **, CA** _____**.**
(City) *(Zip)*

Payment 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 (cannot exceed the amount fixed by law) $_____

For Landlord Use Only
Screening fees paid by: ❒ Cash ❒ Personal Check ❒ Cashier's Check ❒ Money Order

❒ Credit Card # (Last 4 digits only) _____ MC/VISA/AMEX Expiration Date: _____

_____ ☑ by _____, _____ Agent for Landlord
Landlord ***Individual Signing for Landlord*** ***Management Co. (If Applicable)***

_____
Date

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.