

Real Estate Connections

1171 So. De Anza Blvd., San Jose, CA 95129-3660
(408) 873-2100 FAX: (408) 873-4966
E-Mail cemdar@ix.netcom.com website www.cemdar.com

Application to Rent Property at: _____

Applicants full name: _____

Have you ever used another name(s) _____ If yes, name(s) _____

Current Phone # _____ Work Phone # _____

E-Mail Address _____ Cell Phone # _____

Date of Birth ____/____/____ Social Security # ____ - ____ - ____

Driver's license # _____ State _____ Expires _____

RESIDENCE HISTORY

Present Address _____

City _____ State _____ Zip _____ Monthly Payment _____

How long at this address? _____ Yrs. _____ Mos. Reason for moving _____

Name of present landlord _____ Phone # _____

Previous address _____

City _____ State _____ Zip _____ Monthly Payment _____

How long at this address? _____ Yrs. _____ Mos. Reason for moving _____

Name of previous landlord _____ Phone # _____

EMPLOYMENT INFORMATION

Employed by _____ How long _____ Yrs. _____ Mos.

Employers address _____ Phone # _____

Position _____ Monthly Income _____ Supervisor _____

Previous Employer _____ How long _____ Yrs. _____ Mos.

Previous Employers address _____ Phone # _____

Position _____ Monthly Income _____ Supervisor _____

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BANKING & CREDIT INFORMATION

Bank _____ Phone # _____

Checking Acct. # _____ Savings Acct. # _____

Have you ever filed bankruptcy? Yes _____ No _____ When? _____

Any judgements or collections against you? Yes _____ No _____ If yes explain _____

AUTOMOBILE INFORMATION

Make _____ Model _____ Year _____ Color _____ License # _____

Make _____ Model _____ Year _____ Color _____ License # _____

List any other persons who will reside with you below (include birth dates & relationship):

Do you have pets? _____ If yes how many and what type: _____

Name of nearest living relative _____ Phone # _____

Relationship _____

Contact in case of emergency? _____ Phone # _____

Relationship _____ Address _____

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DISCLOSURE AND AUTHORIZATION

The undersigned declares that the information on this rental application is true and correct, and understands that false statements may result in rejection of this and future applications for housing that we manage. The undersigned does further understand that all persons or firms named may freely give any requested information concerning me and I hereby waive all rights to action for any consequences resulting from such information. By my signature below, I authorize the investigation and release of information on all statements contained herein, including but not limited to a credit check, to Real Estate Connections and/or its principle and/or the owner of any property which I am applying to occupy.

I further understand and agree that Real Estate Connections will rely upon this rental application as an inducement for entering into a rental agreement or lease and I warrant that the facts contained in this application are true. If any facts prove to be untrue, Real Estate Connections may terminate my tenancy immediately and collect from me any damages incurred, including reasonable attorney fees resulting there from.

You are herein notified that a negative credit report reflecting your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental obligations or if you default on those obligations in any way.

Real Estate Connections welcomes all applicants and supports fair housing. We do not refuse to lease or rent any housing accommodations or property, nor in any other way discriminate against a person because of sex, marital status, race, creed, religion, age, familial status, physical or mental handicap, color or national origin.

Notice of the contractual relationship between the Property Owner and Real Estate Connections:

Real Estate Connections is an exclusive agent of the Property Owner and represents the Property Owner's interest in any and all rental transactions.

OFFER TO RENT AND MONIES DUE (By Way of CERTIFIED FUNDS Payable to "Real Estate Connections")

MOVE IN DATE _____

First months rent (due at time of move-in) \$ _____

Security deposit (due with in 24hrs of acceptance) \$ _____

Total \$ _____

In addition to the above, applicant(s) has/have paid \$ _____ for the application fee and agree(s) to execute the lease or rental agreement should the applicants be accepted for tenancy at _____.

****APPLICATION MUST INCLUDE COPIES OF RECENT PAYSTUBS & ABOVE NOTED APPLICATION FEE****

Applicant signature _____ Applicant signature _____ Date _____
Applicant signature _____ Applicant signature _____ Date _____

Property Shown By: _____

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1171 So. De Anza Blvd., San Jose, CA 95129-3432
(408) 873-2100 FAX: (408) 873-4966
E-mail cemdar@ix.netcom.com website www.cemdar.com

Client name: _____

Property: _____

Application fee paid: _____

RENTING POLICIES & PROCEDURES

In order for your application to be considered you must meet the following requirements:

1. **Sufficient Income** – Three times the rental amount per month. Income may be combined by multiple applicants.
2. **Verifiable Good Credit** – Credit reports will be checked with a national credit bureau. Credit references listed will be contacted, so please provide telephone numbers.
3. **Good Previous Rental History** – We will verify rental history with your two previous landlords. You must provide names and telephone numbers of prior landlords. Applications will not be approved if we cannot contact your prior landlord.
4. **Complete Application** – This application must be complete in its entirety. Failure to complete the entire application can result in a denial or the application. An application to rent is required for any applicant 18 years of age or older.
5. **Application Fee** - \$25.00 for the first adult on the application and an additional \$15.00 for every adult thereafter. The application fee must be paid in cash prior to processing. The application fee is not refundable.
6. **Ability to Pay** – Submit a recent pay stub showing company name, wage, and date. Coming into the area submit a letter of employment. Self-employed Tax Return.
7. **Processing Time Frame** – We will try to process your application within 2 to 48 hours. Incomplete or falsified applications will be rejected. All applications become the property of Real Estate Connections.
8. **Office Hours** - 9:00 AM to 5:00 PM weekdays. There is a mailbox at the entry marked 1171.
9. **Signing** – Be sure to sign or initial as indicated on all pages.

If your application is approved and your move-in is not immediate, a holding deposit will be taken. A holding deposit must be in the form of a cashier's check or money order. Should you decide not to rent the unit, this holding deposit is non-refundable. The holding deposit will be applied toward your security deposit, which is fully refundable at time of move-out, depending on the condition of the unit, rent due and/or other financial obligations incurred at the time of your move-out.

You will be required to pay the first month's rent and security deposit in advance. This must be paid by money order or cashier's check only.

After signing a lease agreement with Real Estate Connections you are liable to report to us within 48 hours with a change of phone number(s) and/or place of employment.

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