

BRITTAIN COMMERCIAL
1435 River Park Drive, #510
Sacramento, CA 95815
Phone: (916) 568-1800 Fax: (916) 568-1207

RENTAL APPLICATION/VERIFICATION

(Everyone over 18 must complete and sign separate applications)

I. DISCRIMINATION:

No applicant shall be declined on the basis of their race, sex, religion, marital status, family status, age or by any other method of discrimination by treating one person or group different than other persons or groups who have the same characteristics, or by any laws, legal codes or regulations that prohibits discriminatory practices. Please contact Brittain Commercial immediately at (916) 568-1800 if you feel you were discriminated against based on any of the following reasons:

- *Race, *Color, *National Origin, *Religion, *Sex, *Physical or Mental Handicaps, *Ancestry, Sexual Orientation, *Marital Status, *Age, *Children, *Arbitrary (Long Hair, Source of Income, etc.)

Brittain Commercial requires residents of our communities to:

- Pay rent on time and in full
- Treat neighbors and their manager with common courtesy
- Take reasonable care of their unit
- Be honest in the application process

II. RENTAL APPLICATION POLICIES/REQUIREMENTS:

- Verifiable history and proof of current income
- Verifiable and acceptable rental and credit history
- Rent to income ratio of at least 2.75 times the rent for the home or apartment applying for
- Application must be filled out completely and signed
- Copy of valid government issued photo identification (driver license, passport, etc.), proof of income and social security card must be submitted to management before approved applicant enters into rental agreement
- Rent payments and deposits will not be accepted in cash form at any time except at the Main Office located at 1435 River Park Drive #510 Sacramento CA 95815 during normal business hours. Cash given to anyone else at any other location will be the prospective renter and/or resident's responsibility to recover
- Personal checks are not accepted for move-in rent and deposit
- Additional security deposit up to 2 times the rent value may be required if income, rental or credit history is not satisfactory. Move in specials will not apply.
- Co-signer may be required if income does not meet criteria. Co-signer must complete a rental application, be a resident of county of Sacramento, state of California and have excellent credit history (no late payments, bankruptcy, etc.) have a minimum income of 4 times the monthly rent
- Individuals 18 years or older must complete separate rental applications

POTENTIAL DISQUALIFICATIONS

- Collection balances due to current and/or prior landlord/property owner(s) or property management company
- Negative or unverifiable rental history
- Open bankruptcy (must be 1+ year old and closed)
- Bankruptcy less than one year old
- Unsatisfactory history of payment to creditors
- Income less than 2.75 times the rent for home or apartment applying for
- Any filing of unlawful detainer action/eviction with unpaid collection balances or judgments to landlord/property owner or management company
- Applicants that are not truthful in the application process
- Unverifiable income
- A total of \$2,500 or more in unpaid collections in the last 5 years, excluding medical

INCOME DOCUMENTATION

- Two most recent paystubs
- For new employment, offer letter on company letterhead with stating state date, compensation and must be verifiable
- For self-employed applicants, 3 months of most recent company bank statements, business license and the most recent tax return or verification of any income received for business may be requested
- Letter from government agency (social security, disability, etc.) with bank statements reflecting the deposits
- Other documentation as required by management to verify ability to pay rent

RENTAL HISTORY VERIFICATION

- Current and/or previous landlord reference or
- Documentation of home ownership or
- 12 months receipts, cashed/cancelled checks payable to current landlord and
- Copy of bill(s) mailed to current residence and
- Current government issued identification address matches above
- Relatives and friends are not acceptable rental references

**I have read and acknowledge
the above information:**

PROSPECTIVE RESIDENT USE ONLY:

ADDRESS APPLYING FOR:

Name _____
Phone Number _____ Type/Size of Apartment & Date Wanted _____
Driver's License/California ID Number _____ Social Security No. _____

PROPOSED OCCUPANTS:

Birth Date _____ Birth Date _____
Birth Date _____ Birth Date _____
Birth Date _____ Birth Date _____

Do you have any pets? _____ If so, please provide a description _____

RESIDENT MANAGER USE ONLY:

Driver's License/Calif ID Photo Inspected? _____ Social Security Card Inspected? _____
Interviewed all proposed occupants? _____ Interviewed for all proposed pets? _____

PROSPECTIVE RESIDENT USE ONLY:

RENTAL HISTORY FOR THE PAST THREE YEARS:

Current Address _____ City _____ State _____ Zip _____
Month and Year Moved In _____ Moved Out _____ Reason For Leaving _____
Owner or Agent _____ Rent Amount _____ Phone _____

Previous Address _____ City _____ State _____ Zip _____
Month and Year Moved In _____ Moved Out _____ Reason For Leaving _____
Owner or Agent _____ Rent Amount _____ Phone _____

RESIDENT MANAGER USE ONLY:

Current Address _____
Full Name of Person Contacted _____ Rent Amount Paid? _____
Rent Paid on Time? _____ Any 3 or 30 day notices served? _____
Any behavior or maintenance problems with Resident? _____
Would you rent to this person again? _____
Previous Address _____
Full Name of Person Contacted _____ Rent Amount Paid? _____
Rent Paid on Time? _____ Any 3 or 30 day notices served? _____
Any behavior or maintenance problems with Resident? _____
Would you rent to this person again? _____

PROSPECTIVE RESIDENT USE ONLY:

SOURCE OF INCOME/EMPLOYMENT FOR THE PAST THREE YEARS

Source of Present Income/Employer _____ Income per month _____
Occupation _____
Name of Contact Person _____ Business Phone _____ How long? _____
Business Address _____ City _____ State _____ Zip _____

Source of Present Income/Employer _____ Income per month _____
Occupation _____
Name of Contact Person _____ Business Phone _____ How long? _____
Business Address _____ City _____ State _____ Zip _____

RESIDENT MANAGER USE ONLY:

Full name of current contact person _____
Title _____ How long? _____ Monthly Income _____

PROSPECTIVE RESIDENT USE ONLY:

IN CASE OF EMERGENCY, NOTIFY:

Name _____
Address _____
Phone _____

NEAREST RELATIVE:

Name _____
Address _____
Phone _____

AUTOMOBILES:

Make _____ Model _____ Year _____
License Number _____
Make _____ Model _____ Year _____
License Number _____

The information in this application is true and correct to the best of my knowledge. I hereby authorize Brittain Commercial or it's agent to verify the above information and obtain a consumer or investigative credit report. I understand that the fee for verifying this rental application is not a deposit and will not be applied to any rent or be refunded if the application to rent is declined. As required by law, you are hereby notified that a negative credit report reflecting on your credit history may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

Signature _____ Date _____
(Applicant must sign to process the paperwork)

RESIDENT MANAGER USE ONLY:

Applicant was accepted with a move-in date of _____ for apartment _____
Applicant was rejected for the following reason _____

Resident Manager's Name _____