

AUTOMOBILE(S)

1. Auto-Make	Model	License Plt. No.	State	2. Auto-Make	Model	License Plt. No.	State
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PERSONAL REFERENCES AND EMERGENCY CONTACT

Personal Reference	Relationship	Address	Telephone No.
Emergency Contact	Relationship	Address	Telephone No.

PLEASE READ BEFORE YOU SIGN:

We are an equal housing opportunity provider. The information sought herein is for evaluation of the applicant’s tenancy at the above-named apartment community and no other purpose. Criteria to qualify for residency include:

- Proof of identification*
- Gross income of at least 2.5 times the amount of rent*
- Verification of employment or other suitable income source (min. 1 yr at present employer or consistent trade or occupation)*
- Verification of positive, current rental history (min. 1 yr rental, home ownership or military residence)*
- Positive credit history (min. 1 yr credit history and current payments)*

Upon investigation and verification of the information provided, ConsensYs Property Management will make a recommendation regarding an approval or denial of residency. In the event that all of the requirements above are not met an approval conditioned upon one or more of the following may be made: a) Additional Security Deposit, b) Qualified Roommate(s); Guarantor.

By signing below, I agree to pay a non-refundable application fee in the amount of \$35.00 which is earned upon the submission and receipt of this application. This fee is required to prepare the Rental Agreement documents and to verify applicant(s) credit/rental/employment history: 1. Actual cost of credit report, unlawful detainer (eviction) search and or other screening reports at \$11.97. 2. Cost to obtain, process and verify screening information (administrative time) \$23.03. I understand that I acquire no rights in the rental unit unless my tenancy is approved, I submit a holding deposit of at least \$100 (credit toward the deposit) in a form of money order or cashier’s check and I sign a valid rental agreement.

Total amount received: \$ _____ Date Received: _____

If my tenancy is approved:

- A) Holding deposit shall be applied to the security deposit and/or first month’s rent.
- B) Applicant(s) shall have forty-eight (48) hours following date of the holding deposit to withdraw the holding deposit and receive a full refund of said holding deposit. This cancellation must be in writing.
- C) Applicant(s) agrees to take possession of the premises on _____ and pay the balance of the rent due and the security deposit in full on or before that date.
- D) If applicant(s), after being approved, chooses not to enter into the rental agreement/lease Owner/Agent may deduct from the holding deposit “lost rental damages” to cover the lost opportunity to rent the premises.
 Owner/Agent and Applicant(s) agree that “lost rental damages” will be 1/30 of the monthly rent specified above for each day the premises was taken off the market beginning on the date of this agreement and ending upon receipt of written notice of cancellation.
- E) Amount of Holding Deposit \$ _____ Money Order # _____ Mgr’s initial _____

If my tenancy is NOT approved, the holding deposit shall be returned to me. Date Returned: _____

Further, in accordance with State and Federal law, I understand and agree that an investigation may be made of information I provide on this application together with information as to my character, general reputation, personal characteristics, and mode of living. Under the fair Credit Reporting Act and applicable state law, I will have the right to dispute the accuracy of, and obtain a copy of, any reports furnished to, ConsensYs Property Management by credit and eviction reporting agencies, which are solely responsible for the information that they provide to ConsensYs Property Management. Accordingly, I will direct my disputes and requests directly to those agencies, and not ConsensYs Property Management in writing within 60 days of the date of any denial of tenancy issued by ConsensYs Property Management. ConsensYs Property Management may be contacted in writing at 1380 S. Anaheim Blvd., Anaheim, CA 92805. This fully executed application shall serve as your receipt for the application fee.

I authorize and direct ConsensYs Property Management to obtain such credit reports, character reports, criminal history, and verification of rental and employment history as it deems necessary to verify all information set forth in this application. I further understand that false, fraudulent, misleading or incomplete information may be grounds for denial of tenancy or subsequent eviction. This are no other agreements express or implied between the parties.

Date: _____ Applicant’s Signature: _____

ON-SITE OFFICE:

Apt. No. _____

Rent: _____

Deposit: _____

Move-In Date: _____

Money Order No. _____

ID Verified: Yes No

Copy Paycheck stub: Yes No

