



DAVID N. SCHULTZ INCORPORATED

REAL ESTATE INVESTMENTS ♦ PROPERTY MANAGEMENT
AN ACCREDITED MANAGEMENT ORGANIZATION®
715 N. Central Avenue, Suite 300 • Glendale, CA 91203
Phone: (818) 240-1070 • Fax: (818) 545-3688

WELCOME TO DAVID N. SCHULTZ, INC. PROPERTY MANAGEMENT COMPANY

Dear Prospective Resident:

Thank you for your interest in renting a property managed by David N. Schultz, Inc. We hope you have now found your new apartment home.

IMPORTANT! PLEASE NOTE!

- Your income must be at least 3 times the amount of the rent.
- Payment for the credit check must be in cash or money order only.
- Anyone 18 years or older must complete a rental application.

Application Requirements

- Holding deposit equal to one month's rent
- Copy of your 3 most recent paycheck stubs
- Valid driver license or government issued photo identification card, passport or equivalent identification. We must see the original document and we may ask to retain a copy on our file.*

Social Security Cards

If your application is to be processed with your social security number, we must see the original Social Security Card (or a letter from the Social Security Administration such as a 'Confirmation Letter from SSA' or 'SSA Statement of Benefits') and we may ask to retain a copy on our file.*

DON'T HAVE PAYSTUBS?

Self-Employed?

- Copy of most recent tax return
- Copy of last six months of bank statements

New Job?

- A letter from your new employer verifying employment and salary.

Student?

- Proof of enrollment (acceptance letter, current registration document, current student I.D. card, F-1 or M-1 form)
- Proof of income

* Copies of identifying documents will be stored in a secure location at the David N. Schultz, Inc. corporate office. David N. Schultz, Inc. has an Identity Theft Prevention Program which is designed to detect, prevent and mitigate identity theft in connection with the opening of or an existing financial relationship (DNS, Inc & tenant). This protects the personal information of existing or prospective tenants.

Thank you, we hope to have you as a resident at our property soon.



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RENTAL APPLICATION

THE UNDERSIGNED IS APPLYING TO RENT APT. NO. _____ LOCATED AT _____ THE RENT IS \$ _____ PER MONTH

HOW DID APPLICANT HEAR OF VACANCY? AD - IF SO, WHICH PAPER OR WEBSITE?: _____ SIGN AT BLDG. RENTERS GUIDE OTHER: _____

ALL SECTIONS MUST BE COMPLETED. INDIVIDUAL APPLICATIONS ARE REQUIRED FROM EACH OCCUPANT 18 YEARS OF AGE OR OLDER.

LAST NAME		FIRST NAME		M/I	SS #	MGR INITIAL
DATE OF BIRTH	DRIVER'S LICENSE #	D/L EXPIRATION DATE		STATE	HOME PHONE #	
ADDRESS ON CURRENT D/L		CITY	STATE	ZIP CODE		MGR INITIAL
CURRENT ADDRESS		CITY	STATE	ZIP CODE		
DATE MOVED IN	30 DAY NOTICE GIVEN?	OWNER/MANAGER NAME		OWNER/MANAGER PHONE #		
MONTHLY RENT	REASON FOR MOVING					
PREVIOUS ADDRESS (LAST 5 YEARS)		CITY	STATE	ZIP CODE		
DATE MOVED IN	DATE MOVED OUT	OWNER/MANAGER NAME		OWNER/MANAGER PHONE #		
MONTHLY RENT	REASON FOR MOVING					
NEXT PREVIOUS ADDRESS		CITY	STATE	ZIP CODE		
DATE MOVED IN	DATE MOVED OUT	OWNER/MANAGER NAME		OWNER/MANAGER PHONE #		
MONTHLY RENT	REASON FOR MOVING					
PROPOSED OCCUPANTS LIST ALL IN ADDITION TO YOURSELF	NAME	AGE	NAME	AGE		
	NAME	AGE	NAME	AGE		
	NAME	AGE	NAME	AGE		
DO YOU OWN A PET(S)? (THIS BUILDING MAY OR MAY NOT ACCEPT PETS.)		IF YES, DESCRIBE PET(S):				
YES <input type="checkbox"/> NO <input type="checkbox"/>						
PRESENT OCCUPATION/JOB TITLE			EMPLOYER NAME			
HOW LONG EMPLOYED	PHONE #	EMPLOYER ADDRESS				
NAME OF YOUR SUPERVISOR						
PREVIOUS OCCUPATION/JOB TITLE (LAST 5 YEARS)			EMPLOYER NAME			
HOW LONG EMPLOYED	PHONE #	EMPLOYER ADDRESS				
NAME OF YOUR SUPERVISOR						

FINANCIAL INFORMATION

CURRENT GROSS INCOME \$ _____ PER (CHECK ONE): WEEK MONTH YEAR
(THREE RECENT PAYCHECK STUBS ARE REQUIRED FOR VERIFICATION. IF SELF-EMPLOYED, TAX RETURN & BANK STATEMENTS ARE REQUIRED.)

NAME OF YOUR BANK	BRANCH OR ADDRESS	ACCOUNT NUMBER
		CHECKING
		SAVINGS

NAME OF CREDITOR(S)	ADDRESS	PHONE NUMBER	MO. PYMT AMT.

HAVE YOU EVER FILED FOR BANKRUPTCY? NO YES STATE REASON _____

HAVE YOU EVER BEEN EVICTED OR ASKED TO MOVE? NO YES STATE REASON _____

PERSONAL INFORMATION

PERSONAL REFERENCES:

NAME	PHONE NUMBER	ADDRESS	HOW LONG KNOWN	OCCUPATION

AUTOMOBILE: MAKE _____ MODEL _____ YEAR _____ LICENSE# _____

AUTOMOBILE: MAKE _____ MODEL _____ YEAR _____ LICENSE# _____

IN CASE OF EMERGENCY, NOTIFY:

NAME	RELATIONSHIP	PHONE NUMBER	ADDRESS

Applicant represents that all the statements made above are true and correct. Applicant hereby authorizes verification of above information and agrees to furnish additional information upon request. Applicant agrees to provide payment in the form of cash or money order for a credit check fee and payment in the form of a check or money order made payable to David N. Schultz, Inc. for a holding deposit, both of which must accompany this application. Upon approval of this application, Applicant agrees to sign a Rental or Lease Agreement within 48 hours. After 48 hours, if Applicant chooses not to rent, whether or not the Rental Agreement is signed, Applicant will be charged for the days the apartment has been taken off the market.

DATE _____ APPLICANT'S SIGNATURE _____

DAVID N. SCHULTZ, INC. CORPORATE OFFICE USE

TOTAL CREDIT CHECK FEE _____ FORM OF PAYMENT _____ RECEIVED BY _____ DATE _____

APPROVED REJECTED REASON _____ BY _____ DATE _____



CREDIT CHECK AUTHORIZATION & FEE SCHEDULE

In accordance with Civil Code Section 1950.6 AB 2263

By signing this form, Applicant authorizes David N. Schultz, Inc. to complete the following items as part of a pre-screening process to help determine if Applicant meets the initial qualifications set forth by David N. Schultz, Inc. to become a resident. Applicant agrees to pay the following charges at this time with cash or a money order, and acknowledges that these fees will not be applied to rent or a security deposit, and will not be refunded in the event the application is declined:

Consumer credit and eviction background check administrative costs: \$ 9.95

Review & verification of application data, including clerical assistance, residential history, reference verification, employment reference verification, bank reference verification, various toll calls, paperwork, supplies, postage: \$20.05

TOTAL NON-REFUNDABLE FEE: \$30.00

Applicant Signature

Date

Applicant's Name (Printed)

Building Address

Apt. #

If rental unit is currently not available:

Applicant acknowledges that the rental property for which an application is being submitted is currently not available, and the specific date it will be available is not known at this time. However, Applicant authorizes the above listed items to be performed now and agrees to pay at this time the non-refundable fees listed above.

Applicant Signature

Date