

GROSSMONT TERRACE LP.
8401 BUCKLAND ST LA MESA, CA 91942

PHONE: 619-465-4250
GROSSMONTERRACE@SBCGLOBAL.NET

Welcome! Please feel free to view the unit and ask any questions that may concern you about this rental property, or to inquire about another we might have available.

Please read the **Prospective Tenant Qualifications** section at the bottom of this sheet, and, **if you are interested in applying to rent this unit:**

- 1) **Complete one Application for EVERY ADULT applying for tenancy.**
(Applications MUST be filled out completely and MUST BE SIGNED).
- 2) **Provide a cashier check or money order in the amount of \$40 for a Credit Check for EACH Adult Applicant.**
- 3) **Provide a copy of your Driver's License or other acceptable I.D.**
- 4) **Provide a copy of your most recent Pay Stub for at least (2) months.**
- 5) **Provide a Pet Reference Letter from Previous Landlord and Provide Pictures of Pets for Tenants File.**
- 6) **Renters Insurance is Required Within 30 days, Copy of Renters Insurance. (Minimum \$15,000/\$50,000)**

If your application is accepted, Grossmont Terrace Lp. will need a full first month's rent, Security Deposit and "Offer TO Rent" IN THE FORM OF A MONEY ORDER OR CASHIER'S CHECK ONLY. A personal check will not be accepted for the "Offer to Rent", First Month's Rent or Security Deposit or credit check fee. **CASH WILL NEVER BE ACCEPTED BY GROSSMONT TERRACE LP. OR ITS AGENTS FOR PAYMENT OF RENT OR SECURITY DEPOSIT.**

Please turn in or mail your completed Application with payment for Credit Check to the Resident Property Manager or, in the absence of a Resident Property Manager, to our business office at the address above.

Thank you!

PROSPECTIVE TENANT QUALIFICATIONS

Grossmont Terrace Lp. focuses directly on economic factors and rental history in the selection process of our prospective tenants.

In addition to Credit and Rental History, applicants for tenancy are evaluated as to their ability to:

- **Pay rent in full and on time.**
- **Provide a Security Deposit for the unit; Additional Security Deposit increase of \$350 Per Pet, Dogs over 31lbs \$450.**
- **\$50 Pet Rent for 1 cat.**
- **\$75 Pet Rent for 2 cats.**
- **\$75 Per Dog up to 30 lbs.**
- **\$100 Per Dog 31 lbs. or larger.**
- **Max of 2 allowed, deposit increase starts at \$350 and up.**
- **Follow the rules and procedures of tenancy.**

Please Note:

- An applicant's monthly pre-tax income must be three (3) times the amount of the stated rent.
- An applicant must have a good Rental History of 2 years or longer.
- All applicants must be employed 9 months and longer or be able to demonstrate proof of the ability to pay rent (please inquire with the Resident Manager or the business office regarding a co-signer, if necessary).
- The Security Deposit list is the minimum deposit acceptable; specific circumstances may require a higher Security Deposit to be provided by a tenant.
- We will not rent to anyone with a past unlawful detainer action for which the judgment has not been satisfied.

(GTL 12/2024)

- Tenant
- Guarantor

Name of Applicant:

APPLICATION TO RENT

All sections must be completed. Individual applications are required from each occupant 18 years of age or older, unless instructed otherwise by Landlord. If any occupant over the age of 18 is not intended to be a signatory to the Rental/Lease Agreement, please contact Landlord regarding their policy prior to completing this Application.

(To be completed by Landlord) Applicant is applying to rent the premises designated as:

Unit. No. (if applicable) _____ Located at _____

PART 1 – PERSONAL INFORMATION & ADDRESS HISTORY						
Last Name		First Name		Middle Name		SSN or ITIN
Other names used in the last 10 yrs.			Work phone number ()		Home phone number ()	
Date of birth		E-mail address			Mobile/Cell phone number ()	
Photo ID/Type	Number	Issuing Gov.	Exp. date	Other ID		
Present address			City	State	Zip	
Date in	Date out	Landlord Name			Landlord phone number	
Reason for moving out				Current rent \$ /Month		
Previous address			City	State	Zip	
Date in	Date out	Landlord Name			Landlord phone number	
Reason for moving out				Rent at move-out \$ /Month		
Next previous address			City	State	Zip	
Date in	Date out	Landlord Name			Landlord phone number	
Reason for moving out				Rent at move-out \$ /Month		

PART 1 – PERSONAL INFORMATION & ADDRESS HISTORY (CONTINUED)			
Proposed Occupants: List all in addition to yourself	Name		Name
	Name		Name
	Name		Name
	Name		Name



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- Tenant
- Guarantor

Name of Applicant:

PART 2 – INCOME

Income from Employment *(If no income is received from employment, write N/A)*

Current Employer Name	Job Title or Position	Dates of Employment
Employer address	Employer/Human Resources phone number ()	
City, State, Zip	Name of supervisor/human resources manager	
Current gross employment income amount: \$	<i>(check one)</i> Per <input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year	
Prior Employer Name	Job Title or Position	Dates of Employment
Employer address	Employer/Human Resources phone number ()	
City, State, Zip	Name of supervisor/human resources manager	

Income from Other Sources

Other income source _____ Amount \$ _____ Frequency _____

Other income source _____ Amount \$ _____ Frequency _____

PART 3 – ASSETS & LIABILITIES

Name of your financial institution	Branch or address	Account Number	Type of Acct



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Name of Applicant:

PART 3 – ASSETS & LIABILITIES (CONTINUED)

Please list ALL of your financial obligations below.			
Name of Creditor	Address	Phone Number	Monthly Pmt. Amount
		()	
		()	
		()	
		()	
		()	

PART 4 – EMERGENCY CONTACT(S)

In case of emergency, notify:	Address: Street, City, State, Zip	Relation	Phone
1.			
2.			

PART 5 – REFERENCES

Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation	Phone
1.				
2.				



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Name of Applicant:

PART 6 – MISCELLANEOUS INFORMATION

Vehicles		
Automobile #1	Make: Year:	Model: License #:
Automobile #2	Make: Year:	Model: License #:
Other motor vehicles (list all):		

Other Information

Have you ever filed for bankruptcy? No Yes
 If yes, explain:

Have you ever been evicted or asked to move? No Yes
 If yes, explain:

Do you have pets? No Yes
 If yes, describe:

Do you have a waterbed? No Yes
 If yes, describe:

How did you hear about this rental?



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Name of Applicant:

PART 7 – ICRAA NOTICE

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:

Agency 1:

Equifax

Name of Agency

Po Box 740241 Atlanta Ga 303740241

Address of Agency

Agency 2 (if applicable):

Name of Agency

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.



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Name of Applicant:

PART 8 – CONSIDERATION OF CREDIT HISTORY

Important Information, read carefully:

Under California law, applicants with a government rent subsidy have the option, at the applicant's discretion, of providing lawful, verifiable alternative evidence of the applicant's reasonable ability to pay the portion of the rent to be paid by the tenant, including, but not limited to, government benefit payments, pay records, and bank statements.

If an eligible applicant elects to submit such alternative evidence, Landlord will consider that alternative evidence instead of the applicant's credit history.

Option 1: Consideration of Credit History	Option 2: Alternative Evidence of Ability to Pay (This option is <u>ONLY</u> available to government rent subsidy recipients)
<p>If you <u>either</u>:</p> <ul style="list-style-type: none"> • Do NOT have a government rent subsidy <u>OR</u> • Do have a government rent subsidy but are <u>not</u> choosing to submit alternative evidence of your ability to pay rent to be considered instead of credit history <p>Applicant: read and check the box below.</p> <p>Applicant authorizes the 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.</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p>If you <u>both</u>:</p> <ul style="list-style-type: none"> • DO have a government rent subsidy <u>AND</u> • Are choosing to submit alternative evidence of your ability to pay rent to be considered instead of your credit history <p>Applicant: read and check the box below.</p> <p>Applicant authorizes the Landlord to obtain reports <u>other than credit reports</u>, such reports may include unlawful detainer (eviction) reports, social security number verification, fraud warnings, previous tenant history and employment history.</p> <p><u>Application will not be considered complete until Applicant submits their verifiable alternative evidence of the ability to pay.</u></p> <p style="text-align: center;"><input type="checkbox"/></p>

By signing below, Applicant represents that all the above statements are true and correct, authorizes verification of the above items, and agrees to furnish additional references upon request. Applicant authorizes Landlord to obtain the reports indicated in Part 8 of this Application. Applicant further consents to allow Landlord to disclose tenancy information to previous or subsequent Landlords.

_____ Date

_____ Applicant (signature required)



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Name of Applicant:

TO BE COMPLETED BY LANDLORD – SCREENING FEE DISCLOSURE AND ITEMIZATION

Landlord does does NOT require payment of a screening fee. If payment of a screening fee is not required, this portion of the Application may be left blank.

Landlord will require payment of a fee, which is to be used to screen Applicant. The total amount of the fee is specified below. As required by California Civil Code Section 1950.6, Landlord’s screening process complies with at least one of the policies indicated below (*check one*):

First Qualified, First Approved. Landlord’s written screening criteria are provided together with this Application. Completed applications are considered in the order received, and the first applicant who meets Landlord’s screening criteria will be made an offer to rent. Applicants are not charged a screening fee unless or until their application is actually considered. In the case of payment of a screening fee tendered by cash, check, or money order at the time the Application is submitted, such payment will not be deposited or cashed, as applicable, unless this Application is actually considered. In the case of payment of a screening fee tendered by credit or debit card, payment may be authorized and a hold placed at the time the Application is submitted but such payment will not be charged unless this Application is actually considered. In the event Landlord inadvertently charges screening fees to multiple applicants as the result of concurrent submissions, Landlord will refund the screening fee within 7 days to any applicant whose application is not considered, except as otherwise agreed by applicant. Landlord is not required to refund a screening fee to an applicant whose application is denied, after consideration, because the applicant does not meet the landlord’s established, written screening criteria.

Refund to Denied Applicants. Landlord will return the entire screening fee to any applicant who is not made an offer to rent, regardless of the reason, within 7 days of selecting an applicant for tenancy or 30 days of when the application was submitted, whichever occurs first.

Total fee for applications subject to credit history review <i>(Applicable for Applicants who selected Option 1 in Part 8 of this Application)</i>	Total fee for applications subject to review of alternative evidence of ability to pay <i>(Applicable for Applicants who selected Option 2 in Part 8 of this Application)</i>
\$ 40	\$ 40

The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports, as applicable:

Actual cost for screening reports inclusive of credit history <i>(Applicable for Applicants who selected Option 1 in Part 8 of this Application)</i>	Actual cost for screening reports NOT including credit history <i>(Applicable for Applicants who selected Option 2 in Part 8 of this Application)</i>
\$ 40	\$ 40

2. Cost to obtain, process and verify screening information (may include staff time and other soft costs)

\$ 40 _____

3. \$ 0 _____ of the screening fee shall be paid directly to Landlord and \$ 40 _____ shall be paid

directly to Pro Credit Services _____, which provides screening services, including but not limited obtaining screening reports, on Landlord’s behalf.



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Name of Applicant:

Option to receive receipt by email. *(Landlord check only if applicable)* If box is checked, Applicant can choose to receive a receipt by email. If you would like to have your receipt emailed

to you, please provide your email address here: _____.
(Applicant fill in email address, if electing email receipt)

If the box is not checked, or if you do not provide a valid email address, your receipt will be mailed to the present address listed in Part 1 of this Application, or provided personally.



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