

**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 on Side 2).
- 2) **Provide a cashier check or money order in the amount of \$35 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 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. **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!*

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### **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 up to 30 lbs., \$450 per pet on dogs 31 lbs. (Will increase depending on the weight of the dog, Breed Restrictions Apply, Renters Insurance required for dogs over 31 lbs.) Max of 2.
- \$50 Pet Rent per Month per Pet up to 30 lbs.
- \$75 Pet Rent per month per Pet over 31 lbs.
- 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 6 months and longer or be able to demonstrate proof of ability to pay rent (please inquire with the Resident Manager or the business office regarding a co-signer, if necessary);
- The Security Deposit listed 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 judgment has not been satisfied.

# APPLICATION TO RENT

Tenant  
 Guarantor

(All sections must be completed) **Individual applications required from each occupant 18 years of age or older.**

Last Name		First Name		Middle Name		Social Security Number or ITIN	
Other names used in the last 10 years				Work phone number ( )		Home phone number ( )	
Date of birth		E-mail address				Mobile/Cell phone number ( )	
Photo ID/Type		Number		Issuing government		Exp. date	Other ID
1.	Present address			City		State	Zip
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out						Current rent \$ /Month	
2.	Previous address			City		State	Zip
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out							
3.	Next previous address			City		State	Zip
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out							
Proposed Occupants: List all in addition to yourself	Name			Name			
	Name			Name			
	Name			Name			
Do you have pets?	Describe			Do you have a waterbed?	Describe		
How did you hear about this rental?							
A.	Current Employer Name			Job Title or Position		Dates of Employment	
Employer address				Employer/Human Resources phone number ( )			
City, State, Zip				Name of your supervisor/human resources manager			
Current gross income		Check one					
\$		Per		<input type="checkbox"/> Week		<input type="checkbox"/> Month	<input type="checkbox"/> Year
B.	Prior Employer Name			Job Title or Position		Dates of Employment	
Employer address				Employer/Human Resources phone number ( )			
City, State, Zip				Name of your supervisor/human resources manager			
Other income source		Amount \$		Frequency			
Other income source		Amount \$		Frequency			



Name of your bank	Branch or address	Account Number

Please list ALL of your financial obligations below.

Name of Creditor	Address	Phone Number	Monthly Pymt. Amt.
		(     )	
		(     )	
		(     )	
		(     )	
		(     )	
		(     )	

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

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

Automobile: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License #: \_\_\_\_\_

Automobile: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License #: \_\_\_\_\_

Other motor vehicles: \_\_\_\_\_

Have you ever filed for bankruptcy? \_\_\_\_\_ Have you ever been evicted or asked to move? \_\_\_\_\_

Have you ever been convicted of selling, distributing or manufacturing illegal drugs? \_\_\_\_\_

**Applicant represents that all the above statements are true and correct, authorizes verification of the above items and agrees to furnish additional credit references upon request. Applicant authorizes the Owner/Agent 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. Applicant consents to allow Owner/ Agent to disclose tenancy information to previous or subsequent Owners/Agents.**

Owner/Agent will require a payment of \$ \_\_\_\_\_, which is to be used to screen Applicant.

The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ \_\_\_\_\_
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ \_\_\_\_\_
3. Total fee charged \$ \_\_\_\_\_

The undersigned is applying to rent the premises designated as:

Apt. No. \_\_\_\_\_ Located at \_\_\_\_\_

The rent for which is \$ \_\_\_\_\_ per \_\_\_\_\_. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of \$ \_\_\_\_\_, before occupancy.

Date \_\_\_\_\_

Applicant (signature required) \_\_\_\_\_



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