

SUMMERS REAL ESTATE, INC.

Rental Application FAQ's

Rental eligibility is based upon verification of identity, employment, qualifying income, good rental history and credit history.

A completed application and application fee is required for all persons 18 years of age and older who will be residing in the unit. Our application fee is **\$25.00 per person**. The **non-refundable fee** is required of each applicant before the application will be processed. The fee covers the cost of credit check, staff time, phone/fax charges and tenant screening services which includes checking public civil and criminal records.

Other Requirements:

- *Valid Picture I.D. (Driver's License, resident Alien Card, Passport) ~ *NOTE: We cannot start processing the application until we receive a copy of each applicants ID.*
- *Employment Verification by employer and paystubs or W2.
- *Verifiable income must be at least 3 times the amount of rent.
- *No conviction for any crime that involved an offense against property, persons, government officials, or that involved firearms, illegal drugs, criminal street gang activity or sex or sex crimes.
- *No evictions or utilities that have gone to collection.
- *Signatures of all applicants on all required areas or each page.

Applications remain the sole property of Summers Real Estate, Inc.

Any false information submitted on an application will be cause for automatic denial.

If approved, the application is good for all the properties we offer for six (6) months. The full security deposit and first months rent are required at the time of signing if accepted.

We do not accept Section 8.

For a list of our available and coming available properties, please visit:

www.summerspropertymanagement.com

BRE # 00463882

Summers Real Estate, Inc.

7548 Morro Road ♦ Atascadero, CA 93422 ♦ (805) 466-8783 ♦ (805) 466-8788

BRE #00463882

Credit Application For Rental

**For acceptance, this application must be filled out completely.* What Date Are You Ready To Move?: _____

Name(s) of Applicants: _____

Name(s) of Occupants: _____

Animals (Number & Type) _____

*Property Address: _____

*Full Present Address: _____ Rent Amount: _____

How Long: _____ Reason For Leaving: _____

Name of Owner or Owners Agent: _____ Owners Phone #: _____

*Full Previous Address: _____ Rent Amount: _____

How Long: _____ Reason For Leaving: _____

Name of Owner or Owners Agent: _____ Owners Phone #: _____

1st Applicant: Social Security Number: _____ Drivers License Number: _____

Present Employer: _____ Supervisor: _____ How Long?: _____ Full Time

Address: _____ Phone Number: _____ Part Time

Employed As: _____ Salary: \$ _____ Per _____

2nd Applicant: Social Security Number: _____ Drivers License Number: _____

Present Employer: _____ Supervisor: _____ How Long?: _____ Full Time

Address: _____ Phone Number: _____ Part Time

Employed As: _____ Salary: \$ _____ Per _____

Other Income: \$ _____ Source _____ Verify _____

Bank Accounts: Savings \$ _____ Account No: _____ Branch _____ Phone: _____

Checking \$ _____ Account No: _____ Branch _____ Phone: _____

Automobile License Number: _____ State of Registry: _____

Make & Model: _____ Year: _____ Color: _____

Automobile License Number: _____ State of Registry: _____

Make & Model: _____ Year: _____ Color: _____

Name of Closest Relative of 1st Applicant: _____ Relationship: _____

Full Address: _____ Phone: _____

Name of Closest Relative of 2nd Applicant: _____ Relationship: _____

Full Address: _____ Phone: _____

Does anyone living with you smoke? Yes No

Do you pay alimony/child support? Yes No Amount: _____ E-mail address _____

Have you ever been evicted from any tenancy? Yes No

Have you ever willfully and intentionally refused to pay rent when due? Yes No

Have you ever received subsidized housing? Yes No

If yes, please explain _____

Have you ever been arrested and convicted of ANY crimes? Yes No

If yes, please explain _____

I declare the foregoing to be true under penalty or perjury.

I agree that the landlord may terminate any agreement entered into on any misstatement made above.

Signature of 1st Applicant: _____ Date: _____ Phone No.: _____

Signature of 2nd Applicant: _____ Date: _____ Phone No.: _____

A credit report will be obtained to facilitate the processing of this rental application. A fee will be charged for this service.

Crime Free Lease Addendum

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control agree to live a "Crime Free Lifestyle," and shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity," means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest.
3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member if the resident's household or a guest or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in Health & Safety Code ' 11350, et seq., at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any illegal activity including: prostitution as defined in Penal Code '647(b); criminal street gang activity as defined in Penal Code '186.20 et seq; assault and battery, as prohibited in Penal Code '240; burglary, as prohibited in Penal Code '459; the unlawful use and discharge of firearms, as prohibited in Penal Code '245; sexual offenses, as prohibited in Penal Code '269 and 288, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY.** Any single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this date between Owner and Resident.

Resident's Signature

Date: _____

Resident's Signature

Date: _____

Background/Rental Verification Consent

I hereby authorize any Federal, State, or local agency, organization, business or individual to release to and verify my application for rent to Summers Real Estate, Inc. (BRE # 00463882). I understand and consent for the manager to release information from my file about my rental history to include records of payment history, violations of my lease, occupancy violations, etc.

I understand that, depending on program policies and requirements, previous or current information regarding me or my household may be needed. Verifications and inquiries that may be requested include, but are not limited to:

Identity	Employment, Income, & Assets
Medical & Child Care Allowances	Credit & Criminal Activity
Residences & Rental Activity	

I agree that a photocopy of the authorization may be used for the purposes stated above. The original of this authorization is on file in the management office and will stay in affect for six months from the date signed. I understand I have a right to my file and correct any information that I can prove is incorrect.

Signature

Print Name

Date

Signature

Print Name

Date