

RENTER'S PERSONAL AND CREDIT INFORMATION

ADDRESS _____ APARTMENT NO. _____ RENT _____

Individual applications required from each occupant 18 years of age or older. All Sections must be completed.

FULL NAME	DATE OF BIRTH / /	S.S. NO.
NAME OF CO-TENANT	(CO-TENANT MUST FILL OUT SEPARATE APPLICATION)	DRIVERS LIC. NO.
PRESENT ADDRESS	LANDLORD OR AGENT	PHONE ()
CITY, STATE, ZIP	LANDLORD'S PHONE ()	EMAIL
AT PRESENT ADDRESS SINCE: / /	RENT \$	LANDLORD'S EMAIL
PREVIOUS ADDRESS	LANDLORD OR AGENT	TOTAL NUMBER OF OCCUPANTS:
CITY, STATE, ZIP	LANDLORD'S EMAIL	LIQUID FILLED FURNITURE?
FROM / / TO / /	LANDLORD'S PHONE ()	ANY PETS?
CAR MAKE	YEAR	MODEL
COLOR		CAR LICENSE NO.

OCCUPATION

	PRESENT EMPLOYMENT	PRIOR EMPLOYMENT	PRIOR EMPLOYMENT
OCCUPATION			
EMPLOYER			
IF SELF-EMPLOYED D.B.A.			
BUSINESS ADDRESS			
BUSINESS PHONE			
TYPE OF BUSINESS			
POSITION HELD			
NAME AND TITLE OF SUPERVISOR			
DATES OF EMPLOYMENT			
MONTHLY GROSS INCOME			

REFERENCES

BANK REFERENCE	ADDRESS	ACCOUNT NO.	PHONE
CREDIT REFERENCE	ACCOUNT NO.	ADDRESS	HIGHEST AMOUNT OWED
			PURPOSE OF CREDIT
			ACCOUNT OPEN OR DATE CLOSED
PERSONAL REFERENCE	ADDRESS	PHONE	LENGTH OF ACQUAINTANCE
			OCCUPATION
NEAREST RELATIVES	ADDRESS	PHONE	CITY
			RELATIONSHIP
EMERGENCY CONTACT	ADDRESS	PHONE	CITY
			RELATIONSHIP

HAVE YOU EVER FILED A PETITION OF BANKRUPTCY? _____ HAVE YOU EVER BEEN EVICTED FROM ANY TENANCY OR HAD AN EVICTION NOTICE SERVED ON YOU? _____ HAVE YOU EVER WILLFULLY AND INTENTIONALLY REFUSED TO PAY ANY RENT WHEN DUE? _____ HAVE YOU EVER BEEN CONVICTED OF A FELONY? _____
 I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CREDIT AND EVICTION REPORT AND OTHER PERSONAL BACKGROUND REPORTS. I AGREE THAT THE LANDLORD MAY TERMINATE ANY AGREEMENT ENTERED INTO IN RELIANCE ON ANY MISSTATEMENT MADE ABOVE.

DATE _____ APPLICANT SIGNATURE _____
 DATE _____ APPLICANT SIGNATURE _____



LEASING AGENT INITIALS _____



**Hanford • Freund
& Company**

47 Kearny Street, San Francisco, California 94108
Tel. (415) 981-5780 • Fax (415) 296-0725

Please return application, along with proof of income (two pay stubs or a recent offer letter) and a copy of your photo ID, to Renee Darner, Leasing Agent, at rdarner@hanfordfreund.com.

RENTAL APPLICATION POLICY

1. Every adult (18 and over) occupant must submit an application with a copy of current and valid form of picture identification.
2. A credit report will be run on each adult. A negative report or unresolved inconsistencies in the report may be cause for rejection of your application.
3. We must be able to verify a total monthly combined income of at least three times the monthly rental amount of the property for which you are applying. Applicants may be asked to provide their most recent pay stub, W-2, or other written verification of any income claimed to meet this requirement.
4. We will attempt to contact your current and/or previous employer and landlord for references. Unverifiable, inconsistent or poor references may be cause for rejection of your application.

It is the policy of the Hanford • Freund & Company, and the Landlord to provide equal opportunity in housing. We comply with all federal, state and local laws prohibiting discrimination. In short, we rent our units without regard to a tenant's race, ethnic background, sex, religion, marital or family status, physical disability, or sexual orientation. If you have any questions or complaints regarding our rental policy, the following agencies will provide you with information on fair-housing laws:

California Dept. of Fair Employment and Housing
2218 Kausen Drive, Suite 100
Elk Grove, CA 95758
Telephone (800) 884-1684

U.S. Department of Housing & Urban Development
One Sansome Street, Suite 1200
San Francisco, CA 94104
Telephone (415) 489-6400

NOTICE OF REQUESTED INFORMATIONAL REPORTS

Applicant:

1. As part of your application, we may or may not request the report(s) checked below, which provide information regarding the consumer's character, general reputation, and personal characteristics.

Type of Report Reporting Agency Contact Information:

<u>Report Type</u>	<u>Reporting Agency</u>	<u>Detail</u>
<input type="checkbox"/> Criminal Background Check	_____	_____
<input checked="" type="checkbox"/> Unlawful Detainer (Eviction) Report	<u>Credit Bureau Associates</u>	<u>800-564-6440</u>
<input type="checkbox"/> Other (Specify)	_____	_____
<input type="checkbox"/> Other (Specify)	_____	_____

Under Section 1786.22 of the California Civil Code, you may view the file maintained about you at the consumer reporting agency named above during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the cost of duplication services, by appearing at the consumer reporting agency identified above in person or by mail. You may also receive a summary of the file by calling the consumer reporting agency. 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.

2. If you would like a copy of the report(s), please check the box below, fill in your contact information, and return it to us at the address on the letterhead of this notice. **The report will be sent within three business days of receipt.**

I hereby request a copy of the report(s) checked above.

Applicant Contact Information:

Applicant Name

Phone

Address

Fax

City State Zip

Email

