

APPLICATION TO RENT

SPECTRUM REALTY - 5290 OVERPASS ROAD #232 - SANTA BARBARA, CA 93111 - (805)681-6268
AN APPLICATION TO RENT IS REQUIRED FROM ANY OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.
PLEASE SUBMIT COPIES OF GOVERNMENT ISSUED IDENTIFICATION AND SOCIAL SECURITY CARD.

PREMISES INFORMATION

Application to rent property at _____
Rent: \$ _____ per month. Proposed move in date: _____
Name(s) and Birth dates of all other proposed occupants in your household: _____

PERSONAL INFORMATION

First Name _____ Middle Initial _____ Last Name _____ Date of Birth _____
Social Security Number _____ Driver's License/ID # _____ State _____ Expires _____
Phone Number - Home _____ Cellular _____ Email _____
Current Address _____ City _____ State _____ Zip _____
Name of current Landlord/Manager _____ Phone _____
How long at present address: From _____ To _____ Amount paid monthly _____
Reason for leaving current address: _____
Past Address _____ City _____ State _____ Zip _____
Name of past Landlord/Manager _____ Phone _____
How long at past address: From _____ To _____ Amount paid monthly _____
Reason for leaving past address: _____
Auto: Make _____ Model _____ Year _____ License # _____ State _____ Color _____
Other Vehicle(s) _____
In case of emergency or non-payment of rent, person to notify: _____
Address _____ Phone _____
Nearest Relative _____ Address _____ Phone _____
Does applicant or any household member smoke? Yes No
Does applicant or any household member plan to use liquid-filled furniture? Yes No Type _____
How many pets(s) or service animals? (number & type) _____
Has applicant or any household member ever been convicted of or pleaded no contest to a felony? Yes No
If Yes, explain _____
Has applicant or any household member ever been asked to move out of a residence? Yes No
If Yes, explain _____
How many evictions have been filed against applicant or any household member? _____

FINANCIAL INFORMATION

Current Employer _____ Supervisor _____ From _____ To _____
Employer's address _____ Supervisor's phone _____
Position or title _____ Phone number to verify employment _____
Employment gross income \$ _____ per _____ Other Income \$ _____ per _____ Source _____
Past Employer _____ Supervisor _____ From _____ To _____
Position or title _____ Phone number to verify employment _____
Name of Bank _____ Account Balance(s) _____
Has applicant or any proposed occupant ever had any credit problems? No Yes
If Yes, explain _____
Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? No Yes
If Yes, explain _____

Applicant understands and agrees: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; and (ii) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant. (iii) If approved applicant agrees to sign a rental agreement and pay all sums due, including security deposit before occupancy. (iv) Applicant agrees Landlord or agent may terminate any rental agreement entered into for any misrepresentation made above. (v) Incomplete/Inaccurate application is reason to be disqualified or not approved.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain credit report on applicant now and in the future. Applicant agrees to pay a **nonrefundable** screening fee of \$30, to be applied as follows: \$15 for credit report prepared by CIC Consumer Relations and \$15 for processing. The screen fee is not a deposit or rent and will not be applied to future rent. (iii) background inquires will be made on applicant including consumer, criminal, driving and other reports. Employment check may include information as to applicant's character, work habits, performance, experience and income, along with reasons for termination from previous employers. (iv) Applicant authorizes, without reservation, any party or agency contacted, to furnish completely all of the above mentioned information and other information related thereto to be released to Landlord, Manger or Agent. Further, I will release from liability and will defend and hold harmless all requesters and suppliers of information herewith.

If application is not fully completed, or received without screening fee: (i) the application will not be processed, and (ii) any screening fee will be returned.

Applicant's Signature: _____ Date _____ Time _____
Day Phone: _____ Eve Phone: _____

SPECTRUM REALTY RENTAL PROCEDURE & POLICY
EQUAL OPPORTUNITY HOUSING PROVIDER

BASED ON THE FOLLOWING CRITERIA FOR ALL APPLICANTS SPECTRUM Realty does business in accordance with the Federal Fair Housing Act and provides EQUAL OPPORTUNITY HOUSING for all people. Each person age 18 and above must complete an application. The eligibility and screening criteria are applied equally and consistently to all applicants.

FEES: At the time the applications are submitted, a processing fee of \$30.00 for EACH person age 18 and above must be paid. THE PROCESSING FEE WILL NOT BE REFUNDED.

IDENTIFICATION: 1) A government issued I.D. is required from all applicants which will be photographed. 2) A Social Security number or Individual Tax Payer Identification number (ITIN) is required for the purpose of obtaining a consumer credit report.

RENTAL VERIFICATION: Applicants must have 12 months verifiable previous rental history and demonstrate the ability to fulfill the rental payments in a timely manner. Any documented complaints, damage or any other derogatory reference will result in denial or may require an additional security deposit. *Any eviction filings/judgments, skips or money owed to a previous landlord or lender will result in an automatic denial of the rental application.*

AMOUNT OF INCOME: As a general rule, gross monthly income should be at least 2.5 times the monthly rent. If your income is less, then we will still consider your application if you can demonstrate in some other manner that you will be able to pay the rent.

CREDIT/CRIMINAL BACK GROUND: Applicants with FICA Scores under 600 will be denied. Foreclosure maybe excepted but may require an additional security deposit. A criminal background check will be processed on each applicant. Any applicant that poses a threat to themselves or others will be denied. We may not except evictions within 7 years.

PROCESSING TIME: It usually takes one or two business days to process an application, but it could take longer depending on the availability of references.

IF THERE IS MORE THAN ONE APPLICATION ON A UNIT, WE WILL CHOOSE THE MOST FINANCIALLY QUALIFIED APPLICANT.

AFTER APPROVAL

- A. Within Twenty-four (24) Hours after Your Application Is Approved You must Pay Half the Balance of the Security Deposit to Hold the Unit in Your Name.
- B. Before You Move In:
 - The Rental Agreement must Be Signed by All Tenants
 - The Security Deposit must Be Paid in Full
 - Rent must Be Paid from the Day of Move in Through the End of the Month
- C. Security Deposits must Be Paid in Full with Money Order, Cashier Check.

No Personal Checks Can Be Accepted

LIMITS ON NUMBER OF OCCUPANTS: WE WILL LIMIT THE NUMBER OF PEOPLE THAT MAY OCCUPY A RENTAL UNIT. Following is a guide to the number of people that may occupy a unit:

STUDIO UNITS:	NO MORE THAN 2PEOPLE
1 BEDROOM UNIT:	NO MORE THAN 3 PEOPLE
2 BEDROOM UNIT:	NO MORE THAN 5 PEOPLE
3 BEDROOM UNIT:	NO MORE THAN 7 PEOPLE
4 BEDROOM UNIT:	NO MORE THAN 9 PEOPLE

PETS: Unfortunately, pets are seldom permitted in the properties we manage. Check our rental list for properties that allow pets.