

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 give permission to Spectrum Realty, and hereby consent, to be contacted by email? Yes No
Does applicant give permission to Spectrum Realty, and hereby consent, to be contacted by text message? Yes No
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 will select the first 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 any misrepresentation of fact in this application constitutes a material and non-curable breach of the rental agreement and Landlord or Manager may terminate any rental agreement entered into for any misrepresentation made above upon giving of 3 days written notice to Tenant to quit. (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 an application screening fee of \$35, to be applied as follows: \$25 for credit report and \$5 for processing prepared by CIC Consumer Relations. 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 and may include 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 Revised 4/2018

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. Reasonable accommodations will be made for persons with disabilities. 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.

IDENTIFICATION: 1) A government issued I.D. is requested from all applicants which will be photocopied. 2) Copy of Social Security or Individual Tax Payer Identification card (ITIN) is requested for obtaining a consumer credit report. If identification information cannot be provided, reasonable alternatives will be considered.

RENTAL VERIFICATION: Applicants should have one year of verifiable previous rental/mortgage history and/or demonstrate their ability to fulfill the rental terms and payment obligations in a timely manner. Less rental history, any documented complaints, damage or any other derogatory reference may result in denial or may require an additional security or rental deposit as permitted by law. *Any eviction filings/judgments, skips or money owed to a previous landlord or lender may result in denial of the rental application depending on circumstances.*

AMOUNT OF INCOME: The gross monthly income shall be at least 3 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 (such as tax return, alimony, disability, bank statements, etc) and/or an acceptable Guarantor is provided. Applicant may provide proof of income by submitting at least one of the following: Most recent tax return, 3-4 most recent bank statements, 3-4 most recent pay stubs, or Employment offer letters.

CREDIT/CRIMINAL BACKGROUND: Applicants with FICO Scores under 650 or listed N/A may be denied unless a guarantor is being used (see paragraph below) or satisfactory financial arrangements for payment of lease obligations are accepted. Applicants who have a foreclosure on their credit record might be accepted but the Landlord, Manager, or Agent may require an additional security or rental deposit as permitted by law. Applicants with more than \$2000 in collections may be denied. A criminal background check will be processed on each applicant. Spectrum Realty will take into consideration the type and severity of the offense, the length of time since the offense and any mitigating factors and based on that information your application to rent may be denied.

GUARANTORS: All properties we manage will accept a guarantor residing in the County of Santa Barbara. Guarantors who do not reside in the County of Santa Barbara, but who live in the State of California, may be considered depending on satisfactory arrangements including, but not limited to, additional rental deposits not less than two months as additional security as permitted by California law, and Guarantors agreement to submit to the jurisdiction of the Santa Barbara County Superior Court. For those potential Guarantors who live outside of the State of California they may be considered depending on satisfactory arrangements, including, but not limited to, additional rental deposits not less than two months as additional security as permitted by California law and Guarantors agreement to submit to the jurisdiction of the Santa Barbara County Superior Court. The guarantor should earn 5 times the monthly rent and have a FICO score of not less than 680. Guarantors with more than \$2000 in collections may be denied. If a FICO score is not available other arrangements will be considered to secure the financial obligations of the Applicant. Notarized documents may be required if the guarantor resides out of state and is not present to submit their application.

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 we are unable to gain the required information from applicants references within 72 hours the application will be automatically denied. *IF THERE IS MORE THAN ONE APPLICATION ON A UNIT, WE WILL CHOOSE THE FIRST 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 or such other amount as may be provided for in the lease

C. Security deposits must be paid in full with money order or cashier check.

- Personal Checks Will Not Be Accepted at Move In.

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 2 PEOPLE
1 BEDROOM UNIT:	NO MORE THAN 2 PEOPLE
2 BEDROOM UNIT:	NO MORE THAN 4 PEOPLE
3 BEDROOM UNIT:	NO MORE THAN 6 PEOPLE
4 BEDROOM UNIT:	NO MORE THAN 8 PEOPLE

** Infants under 18 months in age are not counted when calculating number of occupants.*

PETS: Unfortunately, pets are seldom permitted in the properties we manage. Check our rental list for properties that allow pets. We comply with all Federal, State and Local laws relating to service animals.