



M&M PROPERTY SERVICES & MANAGEMENT

1401 El Camino Ave., Suite 200

Sacramento, CA 95815

916-923-6183

Office Hours: Monday to Friday 8:30 am to 5:00 pm

Closed between Noon and 1:00 pm

Closed most holidays

RENTAL REQUIREMENTS

INCOME & CREDIT HISTORY:

- ◆ Gross income of 2 ½ to 3 times the monthly rent.
- ◆ Direct ALL questions about your credit history to a property manager or leasing agent that is listed on desired property.

RENTAL HISTORY:

- ◆ Please include address and apartment number(s) on applications
- ◆ Please indicate if the reference name(s) is the manager or owner, if possible, and provide phone numbers to contact them.

ATTACHED THE FOLLOWING TO YOUR APPLICATION:

- ◆ Photo ID (CA Drivers Lic. Preferred)
- ◆ Two recent pay stubs showing name and YTD income. Self-employed must supply copy of most recent tax return.

APPLICATIONS WILL BE REVIEWED ON THE BASIS OF:

- ◆ Verifiable income
- ◆ Longevity of employment
- ◆ Present and past rental history
- ◆ Banking and credit information

APPLICATIONS WILL NOT BE PROCESSED IF THEY ARE:

- ◆ Incomplete or unreadable
- ◆ Without the application fee (\$25)
- ◆ Address of desired property and Agent name
- ◆ Signature on both front and back of application

***IF YOU HAVE ANY QUESTIONS,
PLEASE CALL THE NUMBER AND EXTENSION LISTED ON VACANCY LIST.***



M&M PROPERTY MANAGEMENT



1401 El Camino Avenue, #200, Sacramento, CA 95815 • (916) 923-5772

APPLICATIONS TO RENT (\$25 FEE) Make checks payable to "M&M Property Management"
PLEASE COMPLETE IN BLACK INK

Agent: _____ Agent #: _____ Property Shown By: _____

"RENTS WILL BE PAID THROUGH ELECTRONIC FUNDS TRANSFER"

(Electronic Funds transfer made on 5th of each month)

Address of Desired Property: _____ Rental Price: \$ _____

Name: (Last)	(First)	(Middle)
Date of Birth:	Social Security #:	H) Phone:
Drivers License #:	Expires:	State:
	W) Phone:	
E-Mail Address:		

Present Address:	City:	State:	Zip:
Date In:	Date Out:	Owner/Manger:	Phone:
Current Rent: \$	Date Paid:	Reason For Leaving:	

Previous Address:	City:	State:	Zip:
Date In:	Date Out:	Owner/Manger:	Phone:
Current Rent: \$	Date Paid:	Reason For Leaving:	

Previous Address:	City:	State:	Zip:
Date In:	Date Out:	Owner/Manger:	Phone:
Current Rent: \$	Date Paid:	Reason For Leaving:	

Proposed Occupants	Age	Proposed Occupants	Age

Employer Name:	Present Occupation:
Employer Address:	How long with this employer?
Phone:	Are you self employed?
Supervisor:	If self employed, we need 1040's.

Current Gross Income: \$	Circle one: Week	Month	Year
Other Source of Income: \$	Circle one: Week	Month	Year

Previous Employer Name:	Occupation:
Employer Address:	How long with this employer?
Phone:	Supervisor:

Auto Make:	Model:	Year:	License #:
Auto Make:	Model:	Year:	License #:

Name of Bank: _____ Branch: _____ Account # _____

In case of emergency, please notify: _____ Phone: _____

Personal Reference: _____ Address: _____ Phone: _____

Applicant agrees to move in by: _____ **Pets?** _____

Have you ever been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform an obligation of a rental agreement/lease)?

If yes, Please explain: _____

Applicant agrees that all the above statements are true and correct and hereby authorize verification of the above items including but not limited to the obtaining of a credit report and agrees to furnish additional credit references on request. **“As required by law, you are hereby notified that a negative credit report may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligation.”**

APPLICANT SIGNATURE: _____ Date: _____

(**IMPORTANT – PLEASE ALSO READ AND SIGN ALL SIGNATURE AREAS**)



This application furnished by M&M Property Management @

M&M PROPERTY MANAGEMENT RENTAL POLICY



“RENTS WILL BE PAID THROUGH ELECTRONIC FUNDS TRANSFER”

(Electronic Funds transfer made on 5th of each month)

I understand the monthly rent is \$_____. The first month’s rent must be paid by cashier’s check or money order only; cash and personal checks will not be accepted.

To reserve this unit/property for your occupancy, the security deposit of \$_____ must be paid within twenty-four [25] hours of approval of this application. The security deposit must be paid by cashier’s check or money order.

I will move in on: _____.

A **\$25.00 Non-Refundable Application Fee** must be submitted with each application. This fee is charged by Landlord Management Network to perform a credit report.

Each person 18 years of age or over must personally fill out, sign and deliver this application to M&M Property Management at 1401 El Camino Avenue, Suite 200, Sacramento, CA.

A one [1] year lease will be required unless otherwise stated.

Filling in all the blanks permits us to process your application faster. Where a question does not apply, please write “none” or “n/a” as applicable. Please allow up to 48 hours for the application to be processed.

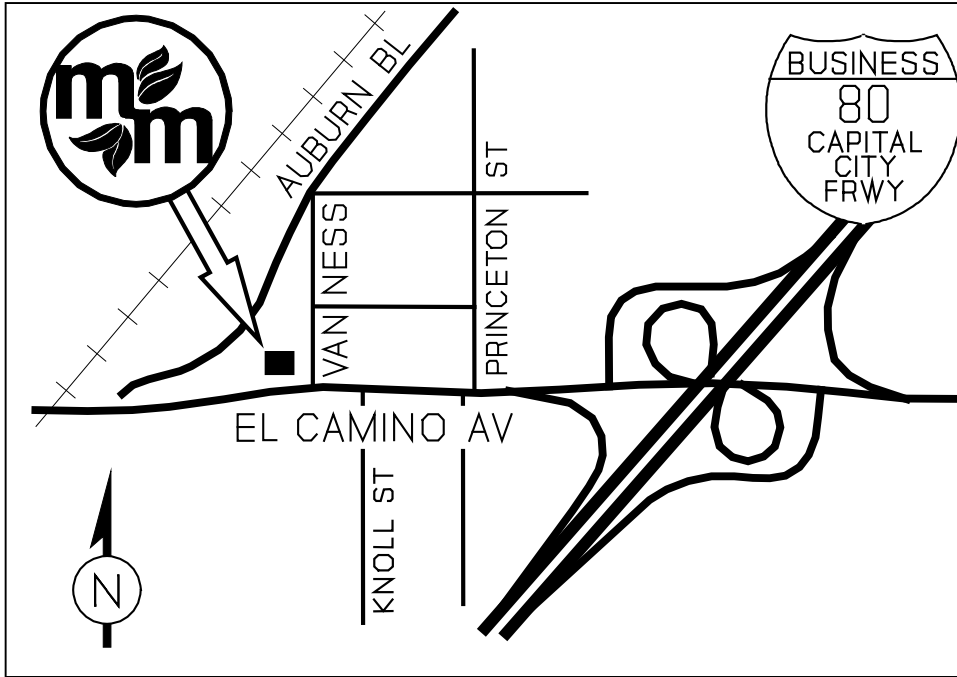
Applicant represents that all statements on this application are true and correct. Applicant authorizes verification of all information on this application. Should M&M Property Management be unable to verify any of the information on the application, the application may be rejected.

NOTICE: *The California Department of Justice, Sheriffs Departments, Police Departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a “900” telephone service. Callers must have specific*

information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service. <http://meganslaw.ca.gov/>

This application is the property of M&M Property Management.

Applicant has read and agrees to the above: Signature _____



M&M Property Management
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Sacramento, CA 95815
(916) 923-6183
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mmproperties.com

Office Hours:
8:30 am to 5:00 PM
Closed at Lunch between:
Noon and 1:00 PM

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