



## M&M PROPERTY SERVICES & MANAGEMENT

1545 River Park Drive, Suite 100, Sacramento, Ca 95815

916-923-6181 Office Fax: 916-923-1629

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

Closed between Noon and 1:00 pm

Closed most holidays

www.mmproperties.com



### TENANT APPLICATION COVER SHEET

### RENTAL REQUIREMENTS

#### INCOME and CREDIT HISTORY:

Gross income of 2 ½ to 3 times the monthly rent to qualify plus acceptable landlord and credit references – **NO EVICTIONS**

Direct ALL questions about your credit history to a property manager or leasing agent that is listed on desired property.

#### RENTAL HISTORY

##### Please include:

1. Owner/Manager name - Please indicate if the reference name(s) is the manager or owner, and provide current phone number(s)
2. Please include address and apartment number(s) on application.
3. Please let us know if this is a house, duplex, condo, apartment, etc.

#### NECESSARY PAPERS:

1. Copies of Picture ID (CA Drivers Lic. Preferred) at move-in or before
2. Social Security Card – at move-in or before
3. 2 Most Recent Pay-stubs or Proof of Income, Self Employed 2 years income tax return and current bank statement

#### APPLICATIONS WILL BE REVIEWED ON THE BASIS OF:

1. Verifiable Income
2. Present and past rental history
3. Longevity of employment/source of income
4. Banking and credit information

#### PROCESSING FEE

Non-refundable Application Fee is **\$30 PER "ALL" ADULTS** (18 and over). Actual cost of credit report, unlawful detainer (eviction) search, rental history verification and or other screening reports is \$30.00. Reporting agency is "Tenant Guarantors, Inc., P.O. Bx 2737, Granite Bay, CA 95746 800-878-3689 – Equifax (credit report), P.O. Box 740241, Atlanta, Ga 30374 800-685-1111

#### PETS or SERVICE ANIMALS

When animals are considered for property, they may be approved at the sole discretion of the property management company and can be excluded for whatever reason is deemed appropriate. Extra deposit may be asked for animal(s) except for Service Animals and Companion Animals (documented). **Please include picture of your animal with this application with additional documentation if needed for comfort or service animals.**

#### RENT PAYMENTS

Rent payment can be made through our M&M "Tenant Portal" once you are a tenant. See agent for other ways to pay.

#### MOVE-IN COSTS

- All Move-In Costs **MUST** be paid in the form of a **Cashier's Check or Money Orders ONLY**
- **ALL PROPERTIES ARE ON ONE YEAR LEASE 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 24/48 hours for the application to be processed.
- All questions about property need to be directed to the appropriate agent.

This application is the property of M&M Property Management. **I CONSENT TO A CREDIT REPORT INQUIRY.** Applicant has read and agrees to the above:

***Applicant understands and agrees that: (1) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (2) 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.***

**\*\*Must Be Signed Here to Process: \*\*Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## **CONSIDERATION OF CREDIT HISTORY**

### **IMPORTANT INFORMATION READ CAREFULLY:**

*Under California law, applicants with a government rent subsidy have the option, at the applicant's discretion, of providing lawful, verifiable alternative evidence of the applicant's reasonable ability to pay the portion of the rent to be paid by the tenant, including, but not limited to, government benefit payments, pay records, and bank statements.*

*If an eligible applicant elects to submit such alternative evidence, Landlord will consider the alternative evidence instead of the applicant's credit history.*

<b>Option 1: Consideration of Credit History</b>	<b>Option 2: Alternative Evidence of Ability to Pay</b> (This option is <b><u>ONLY</u></b> available to government rent subsidy recipients)
<p><b>If you either:</b></p> <ul style="list-style-type: none"><li>• Do NOT have a government rent subsidy <b><u>OR</u></b></li><li>• Do have a government rent subsidy but are <b><u>not</u></b> choosing to submit alternative evidence of your ability to pay rent to be considered instead of credit history.</li></ul> <p><b>Read and sign below.</b></p> <p>Applicants authorizes the Landlord to obtain reports that may include credit reports, unlawful detainers (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history. Applicant consents to allow Landlord to disclose tenancy information to previous or subsequent Landlords.</p> <p>Applicant's Initials: _____</p>	<p><b>If you both:</b></p> <ul style="list-style-type: none"><li>• DO have a government rent subsidy <b><u>AND</u></b></li><li>• Are choosing to submit alternative evidence of your ability to pay rent to be considered instead of your credit history.</li></ul> <p><b>Read and sign below.</b></p> <p>Applicant authorizes the Landlord to obtain reports <u>other than credit reports</u>, such reports may include unlawful detainer (eviction) reports, social security number verification, fraud warnings, previous tenant history and employment history. Applicant consents to allow Landlord to disclose tenancy information to previous or subsequent Landlords.</p> <p><u>Application will not be considered complete until Applicant submits their verifiable alternative evidence of the ability to pay..</u></p> <p>Applicant's Initials: _____</p>

**By signing below, Applicant represents that all the above statements are true and correct, authorizes verification of the above items, and agrees to furnish additional referenced upon request.**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_



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### TENANT APPLICATION

APPLICATIONS TO RENT (\$30 FEE) PER "ALL" ADULTS Make checks payable to  
"M&M Property Services & Management"  
PLEASE COMPLETE IN BLACK INK

Agent: \_\_\_\_\_ Agent #: \_\_\_\_\_ Property Shown By: \_\_\_\_\_

*Ask us about the ways you can conveniently pay your monthly rent.*

Property Address Applying For: \_\_\_\_\_

Rent Amount: \$ \_\_\_\_\_ Deposit: \$ \_\_\_\_\_ Requested Move In Date: \_\_\_\_\_

Today's Date \_\_\_\_\_ Email: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Social Security Number: \_\_\_\_\_

Photo ID/Type: \_\_\_\_\_ Number:# \_\_\_\_\_ Issuing Government: \_\_\_\_\_ Other: \_\_\_\_\_

How did you hear about our company? ☐ Zillow ☐ M&M Web Site ☐ Sign

☐ Other Source: \_\_\_\_\_

Name and Ages of all other occupants:

\_\_\_\_\_ Age \_\_\_\_\_ \_\_\_\_\_ Age \_\_\_\_\_

\_\_\_\_\_ Age \_\_\_\_\_ \_\_\_\_\_ Age \_\_\_\_\_

\_\_\_\_\_ Age \_\_\_\_\_ \_\_\_\_\_ Age \_\_\_\_\_

ANIMALS: YES ☐ NO ☐ CAT ☐ DOG ☐ BREED \_\_\_\_\_ OTHER: \_\_\_\_\_

**MUST provide Picture (photo) of Animal with this application and any needed documentation (comfort or service).**

### RENTAL HISTORY

Current Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Moved-in date: \_\_\_\_\_ Move-out date: \_\_\_\_\_

Do You Own: ☐ Yes ☐ No Reason for Leaving: \_\_\_\_\_

Landlord's Name: \_\_\_\_\_ Agent ☐ Owner ☐ Other ☐

Landlord's Phone Number: H) \_\_\_\_\_ W) \_\_\_\_\_

Amount of Rent/Mortgage Paid: \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_

**Previous Address:** \_\_\_\_\_ **City:** \_\_\_\_\_  
**State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_ **Moved-in date:** \_\_\_\_\_ **Move-out date:** \_\_\_\_\_  
\_\_\_\_ Live with Family \_\_\_\_ Live with Friends \_\_\_\_ Live with other Roommates  
**Do You Own:** \_\_\_\_ Yes \_\_\_\_ No **Reason for Leaving:** \_\_\_\_\_  
**Landlord's Name:** \_\_\_\_\_ **Agent** \_\_\_\_ **Owner** \_\_\_\_ **Other** \_\_\_\_  
**Landlord's Phone Number:** H) \_\_\_\_\_ W) \_\_\_\_\_  
**Amount of Rent/Mortgage Paid:** \$ \_\_\_\_\_ **Date Paid:** \_\_\_\_\_

**Previous Address:** \_\_\_\_\_ **City:** \_\_\_\_\_  
**State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_ **Moved-in date:** \_\_\_\_\_ **Move-out date:** \_\_\_\_\_  
\_\_\_\_ Live with Family \_\_\_\_ Live with Friends \_\_\_\_ Live with other Roommates  
**Do You Own:** \_\_\_\_ Yes \_\_\_\_ No **Reason for Leaving:** \_\_\_\_\_  
**Landlord's Name:** \_\_\_\_\_ **Agent** \_\_\_\_ **Owner** \_\_\_\_ **Other** \_\_\_\_  
**Landlord's Phone Number:** H) \_\_\_\_\_ W) \_\_\_\_\_  
**Amount of Rent/Mortgage Paid:** \$ \_\_\_\_\_ **Date Paid:** \_\_\_\_\_

**EMPLOYMENT INFORMATION**

**Present Employment:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **City** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Telephone:** \_\_\_\_\_ **Position:** \_\_\_\_\_  
**How Long At Job:** \_\_\_\_ Years \_\_\_\_ Months **Gross Monthly Income:** \$ \_\_\_\_\_ **Full Time or Part Time (circle)**  
**Supervisor Name:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_  
**Previous Employment:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **City** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Telephone:** \_\_\_\_\_ **Position:** \_\_\_\_\_  
**How Long At Job:** \_\_\_\_ Years \_\_\_\_ Months **Gross Monthly Income:** \$ \_\_\_\_\_ **Full Time or Part Time (circle)**  
**Supervisor Name:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_  
**Other Income:** Spousal/Child Support: \$ \_\_\_\_\_ Retirement: \$ \_\_\_\_\_ SSI: \$ \_\_\_\_\_

**BANKING INFORMATION:**

**Checking Account #:** \_\_\_\_\_ **Bank:** \_\_\_\_\_  
**Balance:** \$ \_\_\_\_\_ **Telephone Number:** \_\_\_\_\_  
**Savings Account #:** \_\_\_\_\_ **Bank:** \_\_\_\_\_  
**Balance:** \$ \_\_\_\_\_ **Telephone Number:** \_\_\_\_\_

**AUTOMOBILE INFORMATION:**

**Auto Make and Model** \_\_\_\_\_ **Year** \_\_\_\_\_ **Color** \_\_\_\_\_  
**License Number:** \_\_\_\_\_  
**Auto Make and Model** \_\_\_\_\_ **Year** \_\_\_\_\_ **Color** \_\_\_\_\_  
**License Number:** \_\_\_\_\_

## EMERGENCY INFORMATION

### In Case of Emergency Notify

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Personal Reference: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

To reserve this unit/property for your occupancy, the security deposit of \$ \_\_\_\_\_ must be paid within **twenty-four (24) hours of approval of this application.**

➡ **All Move-In Costs MUST be paid in the form of a Cashier's Check or Money Order ONLY.** ⬅

*Applicant represents that all the above statements are true and correct, authorizes verification of the above items and agrees to furnish additional credit references upon request. Applicant authorizes the Owner/Agent to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history. Applicant consents to allow Owner/Agent to disclose tenancy information to previous or subsequent Owner/Agents.*

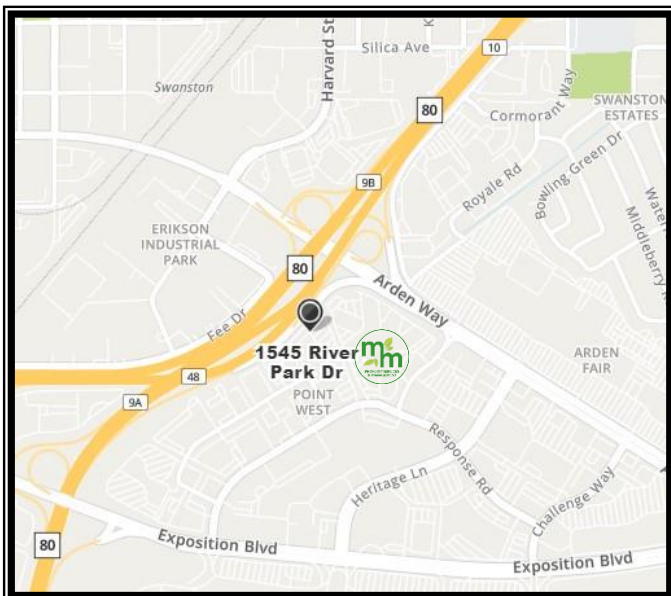
*The actual cost of credit report, unlawful detainer (eviction) search and other screening reports is \$30 per all adults.*

**I HAVE REVIEWED THE PROPERTY and I CONSENT TO A CREDIT REPORT INQUIRY.**

*Applicant understands and agrees that: (1) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (2) 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.*

➡ **MUST BE SIGNED BELOW TO PROCESS APPLICATION:**

DATE: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_



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



### Megan's Law

Is a federal and state law requiring law enforcement authorities to make information available to the public regarding registered sex offender's. It is up to you to check the data base for sex offenders in the area you are applying for.

[www.meganslaw.ca.gov](http://www.meganslaw.ca.gov)