



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 1/2 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

Proof of Renters Insurance is REQUIRED at Move-in Appointment.

M&M & Owner MUST be listed as "Additional Interest" on your policy. Call your insurance agent or ask us for an insurance agent. Liability must be \$100,000

PROCESSING FEE

Non-refundable Application Fee is **\$35 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. Box 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.

Option 1: Consideration of Credit History	Option 2: Alternative Evidence of Ability to Pay (This option is <u>ONLY</u> available to government rent subsidy recipients)
<p>If you either:</p> <ul style="list-style-type: none">• Do NOT have a government rent subsidy• <u>OR</u>• Do have a government rent subsidy but are <u>not</u> choosing to submit alternative evidence of your ability to pay rent to be considered instead of credit history. <p>Read and sign below.</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>If you both:</p> <ul style="list-style-type: none">• DO have a government rent subsidy• <u>AND</u>• Are choosing to submit alternative evidence of your ability to pay rent to be considered instead of your credit history. <p>Read and sign below.</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: _____



Map to Office on Page 4

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TENANT APPLICATION

APPLICATIONS TO RENT (\$35 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.

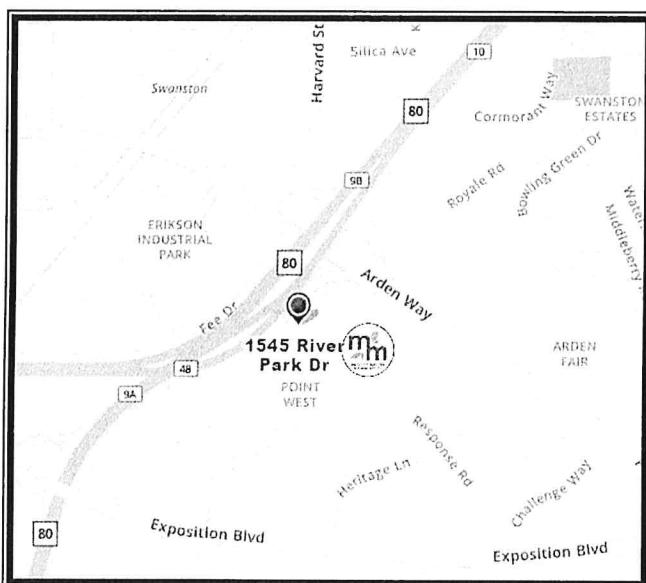
The actual cost of credit report, unlawful detainer (eviction) search and other screening reports is \$30 per all adults.

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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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