



Rental Requirements and Criteria (Revised 04/05/2022)

- A separate Rental Application is required for each adult intending to occupy the Premises.
- A \$40.00 non-refundable processing fee is due in cash, cashier's check or money order. Personal checks are not accepted. There is also a credit/debit card option on our website: www.alliedrentshomes.com.
- Rental Applications from other applicants are accepted & considered until a Rental Application is approved and a lease agreement is signed. Allied Pacific Property Management does not guarantee that any unit viewed will still be available by the time the Rental Application is processed.
- Applicants must have a combined and verifiable gross income of at least two times the monthly rent plus any debt that appears on the applicant's credit report.
- Reliable documentation and telephone numbers for all income sources must be provided. Self-employed applicants may be required to produce tax returns. Non-employed applicants must provide proof of income and/or financial ability.
- **Any of the following, by any person intending to occupy the premises, is cause for rejection of a Rental Application:**
 - a. A history of any eviction actions or a balance owed to a rental company or property owner.
 - b. A credit score below 625.
 - c. Any bankruptcies more recent than 2 years.
 - d. Any repossessions/auto charge-offs.
 - e. Felony convictions.
 - f. Volatile & threatening attitude.
 - g. Unfavorable or questionable reference.
 - h. Insufficient rental and personal references.
 - i. Incomplete or inaccurate rental application.
 - j. No valid Social Security number.
 - k. Unable to meet terms of lease.
 - l. A pattern of nonpayment of bills.
- If applications are denied for any reason, the applicants as individuals or as the same group, must wait 6 months before applying again.
- You may return completed applications, proof of income, and any other supporting documents to our office Monday-Friday 9:00AM-5:00PM, via email to info@alliedrentshomes.com, or by fax to 909-389-4682.

The undersigned has read the foregoing and acknowledges the Rental Requirements & Criteria:

Applicant Signature

Date



CALIFORNIA
ASSOCIATION
OF REALTORS®

APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 12/19)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) ☐ tenant, ☐ tenant with co-tenant(s) or ☐ guarantor/co-signor.
Total number of applicants _____
2. **PREMISES INFORMATION**
Application to rent property at _____ ("Premises")
Rent: \$ _____ per _____ Proposed move-in date _____
3. **PERSONAL INFORMATION**
 - A. **FULL NAME OF APPLICANT** _____
 - B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)
 - C. 1. Driver's License No. _____ State _____ Expires _____
2. See section II, 4 for Social Security Number/Tax Identification Numbers. Such number shall be provided upon request from Landlord/Manager/Agent.
 - D. Phone number: Home _____ Work _____ Other _____
 - E. Email _____
 - F. Name(s) of all other proposed occupant(s) and relationship to applicant _____
 - G. Pet(s) (Other than service or companion animals) (number and type) _____
 - H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____
 - I. In case of emergency, person to notify _____
Relationship _____
Address _____ Phone _____
 - J. Does applicant or any proposed occupant plan to use liquid-filled furniture? ☐ No ☐ Yes Type _____
 - K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? ☐ No ☐ Yes
If yes, explain _____
 - L. Has applicant or any proposed occupant ever been asked to move out of a residence? ☐ No ☐ Yes
If yes, explain _____
 - M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last seven years? ☐ No ☐ Yes
If yes, explain _____
(After completing a credit review, Landlord may consider the nature of the felony and the length of time since it occurred so long as the felony is directly related to the applicant's ability to meet its obligations under the lease terms, and any other relevant mitigating information pursuant to 2 CCR §12266.)

4. RESIDENCE HISTORY

Current address _____
City/State/Zip _____
From _____ to _____
Name of Landlord/Manager _____
Landlord/Manager's phone _____
Do you own this property? ☐ No ☐ Yes
Reason for leaving current address _____

Previous address _____
City/State/Zip _____
From _____ to _____
Name of Landlord/Manager _____
Landlord/Manager's phone _____
Did you own this property? ☐ No ☐ Yes
Reason for leaving this address _____



Property Address: _____ Date: _____

5. EMPLOYMENT AND INCOME HISTORY

Current employer _____
Current employer address _____
From _____ To _____
Supervisor _____
Supervisor phone _____
Employment gross income \$ _____ per _____
Other income info _____

Previous employer _____
Prev. employer address _____
From _____ To _____
Supervisor _____
Supervisor phone _____
Employment gross income \$ _____ per _____
Other income info _____

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____
Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____

8. NEAREST RELATIVE(S)

Name _____ Address _____
Phone _____ Relationship _____
Name _____ Address _____
Phone _____ Relationship _____

9. Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may receive more than one application for the Premises and, will select the best qualified applicant; and (iii) Applicant will provide a copy of applicant's driver's license or other acceptable identification upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; (ii) obtain a credit report on applicant; and (iii) obtain an "Investigative Consumer Report" ("ICR") on and about applicant. An ICR may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, and employment and tenant history. By signing below, you also acknowledge receipt of the attached NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW (C.A.R. form BIRN).

- ☐ Please check this box if you would like to receive, at no charge, a copy of an ICR or consumer credit report if one is obtained by the Landlord/Manager/Agent whenever you have a right to receive such a copy under California law.

10. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents with whom applicant has had, or intends to have, a rental relationship.

If application is not fully completed, or if section II, 2 is applicable and the application is received without the full screening fee: (i) the application will not be processed, and (ii) the application and any portion of the screening fee paid will be returned.

Applicant Signature _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: **Allied Pacific Property Mgmt.**

Address **31407 Outer Highway 10** City **Redlands** State **CA** Zip **92373**



Property Address: _____ Date: _____

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

1. ☐ Applicant will provide screening information and fee directly to Landlord/Manager/Agent's authorized screening service at _____.
- OR 2. ☒ Applicant shall pay a nonrefundable screening fee of \$40.00, directly to Landlord/Manager/Agent, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov.)
\$ 20.49 for credit reports prepared by Microbilt;
\$ _____ for _____ (other out-of-pocket expenses); and
\$ 19.51 for processing.
3. If 2 is selected, and the application is received without the full screening fee: (i) Landlord/Manager/Agent will notify Applicant, (ii) the application will not be processed, and (iii) the application and any portion of the screening fee paid will be returned.
4. ☐ Applicant shall provide Social Security Number/Tax Identification Number to Landlord/Manager/Agent.

The undersigned has read the foregoing section regarding the screening fee and acknowledges receipt of a completed copy.

Applicant Signature _____

Date _____

Landlord/Manager/Agent acknowledges receipt of this entire Application to Rent/Screening Fee.

By: _____ DRE Lic. # 01341060 Date _____
Allied Pacific Property Management

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APPLICATION TO RENT/SCREENING FEE (LRA PAGE 3 OF 3)

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Application



CALIFORNIA
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NOTICE REGARDING BACKGROUND INVESTIGATION REPORTS PURSUANT TO CALIFORNIA LAW

(C.A.R. Form BIRN, 12/19)

The person signing below (on behalf of the Landlord, if not the Landlord) intends to obtain information about you from an investigative consumer reporting agency and/or a consumer credit reporting agency for the purpose letting a dwelling. Thus, you can expect to be the subject of "investigative consumer reports" and "consumer credit reports" obtained for housing purposes. Such reports may include information about your character, general reputation, personal characteristics and mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency ("CRA"), the Landlord may investigate the information contained in your rental application and other background information about you, including but not limited to obtaining a criminal record report, eviction report, verifying references, work history, your social security number, and other information about you, and interviewing people who are knowledgeable about you. The results of this report may be used as a factor in making housing decisions. The source of any investigative consumer report (as that term is defined under California law) will be:

CRA: Microbilt, Address: P.O. Box 440693, Kennesaw, GA 30160

Telephone: (888)222-7621 Email: _____

The Landlord agrees to provide you with a copy of an investigative consumer report when required to do so under California law.

Under California Civil Code section 1786.22, you are entitled to find out from a CRA what is in the CRA's file on you with proper identification, as follows:

- In person, by visual inspection of your file during normal business hours and on reasonable notice. You also may request a copy of the information in person. The CRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- A summary of all information contained in the CRA's file on you that is required to be provided by the California Civil Code will be provided to you via telephone, if you have made a written request, with proper identification, for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.
- By requesting a copy be sent to a specified addressee by certified mail. CRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the CRAs.

"Proper Identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the CRA require additional information concerning your employment and personal or family history in order to verify your identity.

The CRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. A CRA may require you to furnish a written statement granting permission to the CRA to discuss your file in such person's presence.

The undersigned acknowledges receipt of this Notice Regarding Background Investigation Pursuant to California Law.

Applicant Signature

Date

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BIRN 12/19 (PAGE 1 OF 1)

NOTICE REGARDING BACKGROUND INVESTIGATION REPORTS PURSUANT TO CALIFORNIA LAW
(BIRN PAGE 1 OF 1)

Allied Pacific Property Mgmt., 31989 Yucaipa Blvd Yucaipa CA 92399
Casey Overholt

Phone: 9097948248 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Application

CREDIT REPORT AUTHORIZATION FORM

I, first _____ middle _____ last name _____

hereby authorize Allied Pacific Property Management to run a credit report and background check
on me in order to process my application.

My social security number is: _____ - _____ - _____.

Signature: _____ Date: _____