

**Bakersfield Property Solutions**  
7737 Meany Ave. Suite B8  
Bakersfield, CA 93308  
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## **Application Guidelines**

**Every proposed applicant over the age of 18 must fill out an application.**

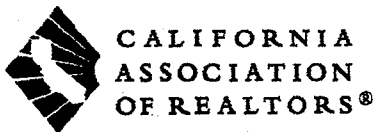
### **Criteria for Prospective Tenants**

- Must have income that is at least three times the rent
- Must be able to verify two years of income (does not need to be with the same company)
- Must be able to verify two years of residence (does not need to be at the same residence)
- Must have no evictions

### **When you return your application, please submit the following:**

- Application that is completed, signed and dated for each adult applying
- A copy of your photo ID
- A copy of your Social Security card
- Copies of your two most recent pay stubs or other proof of income
- Money order, cashier's check, or personal check for \$25 for every adult applying

**\* If you submit your application without all the items above, your application will not be considered.**



APPLICATION TO RENT/SCREENING FEE
(C.A.R. Form LRA, Revised 11/13)

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. Social Security No. \_\_\_\_\_ Driver's License No. \_\_\_\_\_
State \_\_\_\_\_ Expires \_\_\_\_\_
D. Phone Number: Home \_\_\_\_\_ Work \_\_\_\_\_ Other \_\_\_\_\_
E. Email \_\_\_\_\_
F. Name(s) of all other proposed occupant(s) and relationship to applicant \_\_\_\_\_
G. Pet(s) or service 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 convicted of or pleaded no contest to a felony? [ ] No [ ] Yes
If yes, explain \_\_\_\_\_
M. Has applicant or any proposed occupant ever been asked to move out of a residence? [ ] No [ ] Yes
If yes, explain \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

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Applicant's initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



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APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

**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 \_\_\_\_\_

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 accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license 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; and (ii) obtain a credit report on applicant and other reports, warnings and verifications on and about applicant, which may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents.

**If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.**

Applicant \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Return your completed application and any applicable fee not already paid to: \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**II. SCREENING FEE**

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

Applicant has paid a **nonrefundable** screening fee of \$ \_\_\_\_\_, 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. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$42.06 as of 2009.)

\$ \_\_\_\_\_ for credit reports prepared by \_\_\_\_\_;  
 \$ \_\_\_\_\_ for \_\_\_\_\_ (other out-of-pocket expenses); and  
 \$ \_\_\_\_\_ for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

The undersigned has received the screening fee indicated above.

Landlord or Manager or Agent Signature \_\_\_\_\_ CalBRE Lic. # \_\_\_\_\_ Date \_\_\_\_\_

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**Consent & Verification**

I understand that my occupancy is contingent upon meeting management's resident selection criteria and housing program requirements. All information supplied here or elsewhere will be used to determine my household's eligibility for housing. I authorize the verification of all such information. I consent to allow owner/agent to disclose any information obtained to previous, current, or subsequent owners/agents, law enforcement, and any others owner/agent deems appropriate.

I understand by signing by signing below, I am authorizing kerntenantscreening.com to verify all information given on the rental application.

I further understand that providing any false, fraudulent, misleading, or incomplete information can cause a delay in processing and may be grounds for denial of tenancy, or in the event that I become a tenant, or I am an existing tenant, would be considered a material breach of my rental agreement and can be used as grounds to immediately terminate my tenancy.

Name, Printed \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_