

Bruce Balent, Landlord
P.O. Box 372, Lakewood, CA 90714
Applicants@NicestRentals.com ● 562-472-2515 then enter *Applicant Access Code* **8311**

RENTAL APPLICATION

Applicant's Name: _____
Property Address: **3722 Marwick Ave., Long Beach, CA 90808**
Rental Term: month-to-month **12 month lease**

Documents & Payments Due **Prior To Any use or Occupancy**

<input checked="" type="checkbox"/> Proof Of Renters' Insurance sent to Landlord directly by your insurance company	
<input checked="" type="checkbox"/> Total Due Before Move-In:	
<input checked="" type="checkbox"/> One full month's rent (second month's rent will be prorated to the end of the second month)	\$3,100.00
<input checked="" type="checkbox"/> Anything additional (e.g. monthly additional pet rent & Security Deposit should you have a pet and it's acceptable to owner)	
<input checked="" type="checkbox"/> Security Deposit (If Applicant is active duty military, then Security Deposit is \$3,100. If you have a waterbed add \$1,695 to the Security Deposit per §Civil Code 1950.5)	\$3,100.00
<input checked="" type="checkbox"/> Non-Refundable Application Fee \$50.00 per Applicants; if 2 applicants change to \$100.00	\$ 50.00
TOTAL REQUIRED TO MOVE IN (if any changes above, recompute total at right)	\$6,250.00

Please note: if accepted as my guest, you are renting the house "as-is", except that the rental only includes items fastened to the house; staging items (e.g. soap dispensers, towels, furniture, etc.) are not included in the rental, but can be purchased at cost.

I. APPLICATION INSTRUCTIONS

The application process to rent this house begins with this "*Rental Application*" (hereafter call "**Application**"). **Each person 18 years or older** who will occupy the **Property** full or part time needs to complete an **Application**, including the "*Consent To Background And Reference Check*" (hereafter called "**Consent**") portion on the last page. The Consent portion of this Application will be sent to your financial institutions and references if they require written authorization to release information about you. If you are self-employed (i.e. you don't receive a W-2 from your employer each year), please ask for our *Self-employed Application*

- Please type or print clearly.** Complete all fields; incomplete or illegible Applications will NOT be considered. If you need more space, please continue on the back or on a separate sheet, and please reference the number of the paragraph that you're continuing.
Unless marked as "*optional*", please provide all information requested; **Applications submitted without ALL required information will NOT be considered.** Also, the more optional information you provide, the easier it will be to evaluate your qualifications to be my guest\$.
- Married couples or cohabitating adults need to complete two applications:
 - Each spouse/partner needs to list all their unique personal, financial, and other information (eg driver's license, car license, email, phone, separate financial accounts (i.e. accounts not held jointly), etc.
 - One spouse can list all community property assets, and
 - The other can simply repeat the unique identifier (e.g. account number) and then the word "Joint".

3. Children or others over 18 years old or older who will occupy Property for more than 10 days in any moving 30 day period need to complete the entire Application. If any of their assets are held jointly with a parent, the primary account holder should list the asset and the other person should identify the asset and indicate if it's held in "trust" or "jointly".
4. **Sign and date both the Application and Consent form.**
5. Finally, submit your/all Applications and any *optional* supporting documentation¹ (e.g. income verification {e.g. copy of your latest W-2, recent pay stubs, etc.}, any court awarded alimony, child support, etc., letter(s) of recommendation from previous landlord(s), etc. Once completed, there are five ways to submit your Application(s): a) secure email, b) upload to our encrypted cloud drive, c) hand deliver, d) drop off in the Property's mailbox, and e) U.S. Mail. **See last page for specific submission details.**
6. After submission, Owner/Landlord will review your Application(s). If nothing in your Application(s) disqualifies you or your co-renters, you will be sent an email with a link that will take you to **TransUnion™ Rental Screening Solutions, Inc. SmartMove™** website where you can authorize them to provide us with your:
 - a) *ResidentScore™* which is a rental specific credit score like you consumer FICO score,
 - b) Credit report,
 - c) Criminal report,
 - d) Eviction report, and
 - e) Other information.

SmartMove will charge each Applicant \$35.00. **SmartMove** allows you to securely submit your sensitive, personal information (e.g. Social Security number, etc.) directly to *TransUnion* (one of the 3 major credit bureaus) without having to divulge them to Owner/Landlord, while still giving Owner/Landlord access to the above information (i.e. paragraphs 6a – 6e above) so Owner/Landlord can continue evaluating your Application.
7. If there is nothing in items 6a – 6e above that disqualifies you or your co-renters, the final step of the qualification process is for Owner/Landlord to:
 - a) Request payment of the remaining \$15.00 of the Application Fee, then
 - b) Contact your employer(s) to verify your employment, pay, and the likelihood of continued employment
 - c) Verify your available funds (e.g. checking account balance, savings balances, etc.) for Security Deposit, emergencies, etc.
 - d) Verify your rental history (i.e. record of on-time payment of rent, bounced checks, fulfilling all your other rental obligations, etc.)
8. When the above is completed, Owner will then make the final rental decision.

Application continues on the next page

¹ Once submitted, this Application, Consent and optional documentation become the property of Bruce Balent, as required by law, and will NOT be returned under any circumstances.

II. GENERAL INFORMATION

1. Applicant's Name: _____

Home Phone: _____

If you work outside normal business hours (i.e. swing or graveyard shifts, weekends), please note where and when to call.

Work Phone: _____ May we call you at work: (please circle) YES / NO

Cellular Phone _____ Does your cell accept text messages (please circle) YES / NO

Pager/cellphone **Email** address: _____

For example: if your cellular provider is AT&T, then your email to text message/SMS gateway is:

<your 10 digit cellphone number>@txt.ATT.net for example: 5625551212@txt.ATT.net

Email Address: _____

2. Co-renters. Name(s) and relationship of other adult occupants (i.e. spouse, roommate, adult children, or other regular/repeat overnight guests {e.g. housesitter, friend, parent, sibling, etc}) who will spend **more the 10 nights in any 30 day period**; this is to match Applications and for the rental/lease agreement. It is **not** a moral or lifestyle question.

a. _____

b. _____

3. Name and relationship of Applicant's **dependents** (i.e. children under 18, please include children's ages) who will be living with Applicant(s) full or part time:

a. _____

b. _____

4. Identification:

Social Security Number (optional): _____

Driver's License Number and State: _____

Please **attach a copy of your Driver's License** to this Application

5. Pets (number & type):

a. That you own: _____

b. That you pet-sit or who visit: _____ How Often: _____

6. Waterbed? (please circle) YES / NO

If "YES":

a. Was it built before or after January 1, 1973? (please circle) BEFORE / AFTER

b. Add the "Water Bed Deposit" amount to the **Due Before Move-in** line for the rent and security deposit column you selected in the **Rent Amount & Payment Options** table on page 1

7. Do you smoke? (please circle) YES / NO

8. Vehicles

Year, Make & Model _____

License # _____

State _____

a. _____

- b. _____
- c. _____
- d. _____

III. RESIDENCE INFORMATION

- 9. Present Address: _____
 - a. How Long At This Address: _____ Home Phone: _____
- 10. Reason For Leaving: _____
- 11. Owner/Manager's Name: _____
 (please circle above)
 Work Phone: _____ Cell Phone _____
- 12. Email Address: _____
- 13. Address: _____
- 14. Previous Residences. If you've lived at your **current residence for less than 3 years**, please provide the same information requested above on the back or separate page, **going back for the last 3 years**.

IV. EMPLOYMENT/INCOME INFORMATION

"Employee" means you get a paycheck or pay stub/confirmation and a W2 at the end of the year. "Self-employed" means you own all or part of a sole proprietorship and file IRS Schedule C, co-own a partnership, or have shares in a corporation or limited liability corporation (LLC) and you get an IRS K-1 form each year showing your share of corporate profits.

- 15. If you're an **"Employee"**
 - Present Employer: _____
 - a. Length Of Employment: _____
 - b. Address: _____
 - c. Position: _____ Supervisor: _____
 - d. Salary: _____ Supervisor's Phone Number: _____
 - e. To help me verify your income and financial stability, please provide as much of the following documentation as possible:
 - 1) Three or more months pay stubs
 - 2) One or two years signed tax returns
 - 3) Statements documenting other sources of income and amounts
- 16. If you're **"Self-Employed"**
 - b. Business Name: _____
 - c. Type of Business: (please circle) sole proprietorship / partnership / LLC / corporation
 - d. Length Of Ownership: _____ Percent Ownership: _____

- e. Address: _____
- f. Industry, Product or Service: _____
- g. Net Business Income Before Taxes: _____
- h. Your Position: _____
- i. Your Monthly Salary or Draw: _____
- j. To help me verify your income and financial stability, please provide as much of the following documentation as possible:
 - 1) Two Years Profit/loss Statements signed by your Certified Public Accountant
 - 2) Copies of contracts with customers to establish your company's long term revenue stream
 - 3) Two years signed tax returns
 - 4) Six months company and personal bank statements showing company income and your pay
 - 5) Contact information for your major suppliers
 - 6) Your company's Dunn & Bradstreet number
 - 7) Your company's credit report
 - 8) Anything else you think will help document your self-employed income

17. Previous Employer. If you've worked at your **current job as an employee or been self-employed for less than 3 years**, please provide the same information requested above on the back or separate page (for either "Employee" or "Self-employed" as appropriate, **going back for the last 3 years**).

V. FINANCIAL INFORMATION

- 18. Other Income:
 - a. Amount: _____ Source: _____
 - b. Amount: _____ Source: _____
- 19. Financial Resources for Security Deposit, unexpected expenses, emergencies, etc. (e.g. savings account, CDs, mutual funds, stocks, bonds, etc.)
 - a. Checking Account
 - Bank Name: _____ Branch: _____
 - Current Balance: _____ Account #: _____
 - b. Savings Account
 - Bank: _____ Branch: _____
 - Current Balance: _____ Account #: _____
 - c. Other Liquid Assets (e.g. CD, mutual fund, IRA, 401K, etc.)
 - Type of Asset: _____
 - Company Name: _____
 - Address _____

Phone #: _____

Current Balance: _____ Account #: _____

d. Other Liquid Assets (e.g. CD, mutual fund, IRA, 401K, etc.)

Type of Asset: _____

Company Name: _____

Address _____

Phone #: _____

Current Balance: _____ Account #: _____

20. Financial Obligations: (include **all** debts & obligations, including: **credit cards** with unpaid balances due; **mortgages** (e.g. vacation home); **auto, bank, personal & student loans**; **judgements**; **tax liens**; garnishment of wages; **alimony** or **child support you pay**; etc.)

<u>Description</u>	<u>Balance Due</u>	<u>Monthly Payment</u>
a. Current monthly mortgage or rent	_____	_____
b. Other mortgages (e.g. vacation property, timeshare, RV)	_____	_____
c. Alimony and child support you pay, if applicable	_____	_____
d. Total of All other debts & obligations:	_____	_____

21. Service Providers, Subscription Services

<u>Service</u>	<u>Provider Name</u>	<u>Account #</u>
a. Cell/home Phone	_____	_____
b. Auto Insurance	_____	_____
c. Current Utilities		
1) Water	_____	_____
2) Gas,	_____	_____
3) Electricity	_____	_____
4) Internet	_____	_____
5) Cable/streaming	_____	_____

22. Other Credit References (optional)

Name: _____ Phone #: _____

Address: _____

23. Have you ever:
- a. Filed for bankruptcy? yes no b. Been sued? yes no
- c. Been convicted of a crime? yes no d. Been evicted? yes no
- If you answered "YES" to any of the above questions, please explain on back (e.g. when, where, circumstances)

24. Are you subject to anything that could negatively impact your ability to pay your rent and meet all of your other financial obligations? For example, a) are you subject to a tax lien, b) are you in violation of any federal or state law that could result in your arrest or detention so you couldn't work; c) subject to recall to active military duty; d) subject to a civil judgment or criminal conviction which is under appeal; e) on probation? (please circle) YES / NO
- If you answered "YES" to any of the above questions, please explain on back (e.g. when, where, circumstances)

25. Do you have insurance on all your vehicles as required by California? (please circle) YES / NO

VI. MISCELLANEOUS INFORMATION

26. Personal References

Name: _____ Phone #: _____

Email Address: _____

Address: _____

- 27. In Case Of Emergency.** Person/people you would want us to contact in case of an emergency. If the person listed below lives with you, please **also provide** name and contact information for **someone who doesn't live with you:**

a) Primary Emergency Contract

Name: _____ Relationship: _____

Address: _____

Phone Numbers: _____

Email Address: _____

b) Emergency Contact **NOT Living in the Rental**

Name: _____ Relationship: _____

Address: _____

Phone Numbers: _____

Email Address: _____

29. What is the **earliest** date you can move in or start paying rent: _____
- What date would you **like** to move in: _____

I certify that the above information and statements are true and correct. I authorize verification of the information provided in this Application from my credit sources, credit bureaus, current and previous landlords and employers, and personal references, etc. including, but not limited to, obtaining a credit, tenant screening,

and/or background reports. This permission shall survive the end of my tenancy. I understand that providing false information is grounds for immediate rejection of this application or eviction. I agree to pay Bruce Balent the **nonrefundable Application Processing and Credit-checking fee** listed on Page 1, as evidenced by my conveying funds for such credit report to Bruce Balent. I understand and agree that the credit reporting agency used by Landlord may restrict my access to any reports provided to Landlord/Manager. If this Application is accepted, I agree to quickly pay the security deposit within 1 business day of acceptance, and b) execute Landlord's standard Lease/Rental Agreement as soon as it's ready. I understand and agree that:

I understand that my application can be legally rejected if all the required information on this **Application** isn't filled out completely.

I understand that I'm responsible for lifting any "credit freeze" on my credit records so Landlord can obtain a report on my credit, and I understand that if I fail to do so, Owner/Landlord may consider this an incomplete application. (CC § 1785.11.2)

The **Application Processing and Credit Checking fee** is **NOT refundable** whether your application is approved or not, and paying it by check, may delay processing of your application; Landlord will not process your **Application** until your check has cleared your bank and been posted to Owner's account.

Once Owner has all required information on all Applicants, Owner will make a decision whether or not to rent to Applicants based upon all information about Applicants, including but not limited to: rent and security deposit amount, payment interval, employment, essentiality of your job and your employer's business, credit score and history, rental and financial history, savings, verification of financial deposits, recommendations, and personal references, and pets.

If approved, all Applicants must: a) quickly pay the full security deposit, and b) complete and sign the Owner's standard Lease or Rental Agreement when provided by Landlord. If the Applicants don't complete and sign the Lease or Rental Agreement and pay their deposit quickly enough, Landlord, in his/her sole discretion, may accept another qualified applicant or withdraw his/her approval of **Application(s)** and continue to market **Property** and offer to rent/lease **Property** to other applicants.

I understand that I/we shall not be given occupancy or any access to the property until:

- a) **The entire security deposit is paid,**
- b) **A full month's rent or any additional prepaid rent are paid**
- c) **If payments above are made by check, all such check(s) have cleared Applicant's bank and been credited to Owner's bank account and funds are fully accessible by Owner,**
- d) **Landlord receives proof of Renter's Insurance acceptable to Owner directly from insurance company, and**
- e) **All Applicants have completed the Owner's standard Lease and completed the premove-in/walk-through inspection and checklist with Landlord.**

Once submitted, this Application becomes the property of Owner and will not be returned, and it will be retained by Landlord/Owner as prescribed/permitted by law.

SIGNATURE: _____ **DATE:** _____

Application Submission Instructions

You may submit this **Application & Consent**, and any optional documentation via any of the following means:

a) **Send as Encrypted Attachment to Email:**

- 1) Use SecureZIP to compress and encrypt your Application\$ and then just email it/them to us. You can download a free trial copy of SecureZIP from PKwar, the company that created the industry stanard .ZIP file compression format and the program: PKZIP. SecureZIP program adds encryption to that standard
- 2) I you use a Windows desktop, you can download SecureZIP for Windows at:
<https://www.pkware.com/zip/downloads/software/securezip-for-windows>
OR
If you use a Mac, you can download SecureZIP for OSX at:
<https://www.pkware.com/zip/downloads/software/securezip-for-osx>
- 3) Install SecureZIP
- 4) Scan your Application(s) into an Adobe .PDF file(s). You can do this with either an all-in-one printer (most can scan documents into a .PDF file) or at most copy shops (e.g Kinkos, Staples, Office Depot, etc.)
- 5) Run SecureZIP and ADD your Application(s) to an Archive named in the following format:
<your name>.zip.
- 6) Encrypt this archive using a passphrase of your choosing. Then call us at 562-472-2515 and during the greeting enter your Applicant Access Code from page one of this Application.
- 7) Then just email your encrypted archive to: **Applications@NicestRentals.com**

b) **Scan then Upload to Rental's Encrypted Cloud Drive:**

- 1) Scan you Application(s) into an Adobe .PDF file(s) per a)4) above
- 2) Call or email us and ask us to email you a file upload Request
- 3) Follow the instructions in the email

c) **Hand Deliver to Landlord at Property:**

d) **Drop off in Property's Mailbox:**

- 1) Put your Application(s) in an envelope, affix any postage stamp to the envelope; thereby making it U.S. Mail
- 2) Drop the envelope(s) into the mailbox on the Property; the mailbox is U.S. Government property.

e) **Send via U.S. Mail:** You can mail your **Application, Consent**, and any optional documentation to:

Bruce Balent, Nicest Rentals
P.O. Box 372
Lakewood, CA 90714

Consent To Background And Reference Check

I authorize Bruce Balent to obtain information about me from my credit sources, banks, utility providers, insurance company, current and previous landlords and employers and personal references. I authorize my credit sources, banks, utility providers, employer, insurance company, current and previous landlords and employers and personal references., credit bureaus, current and previous landlords and employers and personal references to disclose to Bruce Balent such information about me as Bruce Balent my request. I authorized credit sources, banks, utility providers, employer, insurance company, credit bureaus, current and previous landlords and employers and personal references to accept an electronic, photocopy, or facsimile of this **Consent** as though it were an original.

Name: _____

Address: _____

Phone Numbers: Work: _____ Home: _____

Cell: _____

SIGNATURE: _____ **DATE:** _____