

Bruce Wood Manor  
1710 Bruce Street  
Anderson, CA 96007

Loma Vista Apartments  
3980 Churn Creek Road  
Redding, CA 96002

Juan Ramirez 530-356-6355  
Julie Ramirez 530-356-5636  
Fax: 530-605-1553 Email: 5jr@charter.net  
Mailing Address: 3980 Churn Creek Road – Office Redding, CA 96002

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We will assist all applicants without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap or ancestry.

1. A separate application is required for each applicant over the age of eighteen (including dependent children). This guarantees our compliance with Federal, State and local Fair Housing laws.
2. Applications will only be reviewed for apartments listed at the time the application is submitted.
3. Every application must be accompanied by a \$20.00 non-refundable processing fee. This fee must be paid in cash or money order payable to: Juan Ramirez
4. A personal interview will not be sufficient reason for approve or denial of applicant. The information requested on our application provides the basis for selection of the best neighbors for all our residents. Please fill in all spaces and answer all questions as fully as possible.
5. We will pull a credit report (including evictions, bankruptcy, and criminal reports) on every applicant and we will contact your current and past landlords, as well as your current and past employers.
6. Bad credit will generally disqualify you unless there are extenuation circumstances.
7. List all proposed occupants on your application including minors.
8. List all sources of income, and provide a copy of proof for the past 2 months (ex: paystubs, SSI, bank statements showing auto deposit). Any materials submitted will not be forwarded and or returned. **Do not submit originals.**
9. Include a color copy of your current photo ID and social security card.
10. The apartment complex has a no pet policy.
11. Applicants must not have a felony record that was adjudicated guilty or had adjudication withheld for the past seven (7) years; **a felony or any conviction of any length of time for any drug related, sexual related, murder, arson or violent crime will be grounds for denial.**
12. Any false statements or deliberate misrepresentation of facts will automatically disqualify the application.
13. Any returned checks, unpaid utility bills, and or evictions will be reason for denial of applicant.

## Screening Authorization

I hereby authorize Juan Ramirez and or Julie Ramirez to obtain all relevant information, including but not limited to a credit report, unlawful detainer information, criminal background histories and information in regards to employment. By signing this agreement I authorize the above screening to be performed. I hereby waive any right of privacy or rights that may be infringed upon by the investigation of my application. I hereby authorize all current and previous landlords and employers to disclose any information about me to my prospective landlord. I release all current and previous landlords and employers and hold them harmless from any claim arising out of this disclosure concerning my tenancy or employment with them.

## Applicant

Name (print): \_\_\_\_\_

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

# Rental Application

Referred by \_\_\_\_\_

**PLEASE NOTE: Separate applications are required for each applicant over the age of 18.** This guarantees our compliance with federal, state and local Fair Housing laws.

**Application to rent housing accommodations designated at:** Check one:

\_\_\_\_\_ 1710 Bruce Street, Anderson, CA 96007 Apt# \_\_\_\_\_ OR \_\_\_\_\_ 3980 Churn Creek Road, Redding, CA 96002 Apt# \_\_\_\_\_

Applicants desiring to live together as a single housekeeping unit and financially qualify for tenancy as a group, in which case one member of the group wants to vacate, all tenant(s) will have to vacate the property.

**Please print or type**

Applicant's full legal name \_\_\_\_\_ Soc. Sec # \_\_\_\_\_

Other names(s) used within the past 5 yrs. \_\_\_\_\_ Date of birth \_\_\_\_\_

Home phone \_\_\_\_\_ Cell phone \_\_\_\_\_ Email address \_\_\_\_\_

**Proposed occupants list all occupants**

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

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

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

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

**List your last five years residence history & at least your last two addresses**

**Current Address** \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Type of property (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) \_\_\_\_\_

How long at present address? \_\_\_\_\_ Occupancy dates \_\_\_\_\_ Monthly rent \_\_\_\_\_

Landlord or Property Management \_\_\_\_\_ Phone \_\_\_\_\_

Why are you moving? \_\_\_\_\_

**Former Address** \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Type of property (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) \_\_\_\_\_

How long at former address? \_\_\_\_\_ Occupancy dates \_\_\_\_\_ Monthly rent \_\_\_\_\_

Landlord or Property Management \_\_\_\_\_ Phone \_\_\_\_\_

Why did you move? \_\_\_\_\_

**Former Address** \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Type of property (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) \_\_\_\_\_

How long at former address? \_\_\_\_\_ Occupancy dates \_\_\_\_\_ Monthly rent \_\_\_\_\_

Landlord or Property Management \_\_\_\_\_ Phone \_\_\_\_\_

Why did you move? \_\_\_\_\_

List all vehicles that will be parked at the property Driver's License # \_\_\_\_\_ State \_\_\_\_\_

|    | <u>Vehicle</u> | <u>Make/Model/Year</u> | <u>License No./ State</u> |
|----|----------------|------------------------|---------------------------|
| 1. | _____          | _____                  | _____                     |
| 2. | _____          | _____                  | _____                     |

List your employment history for the last five years (Note: If you are self-employed you will be required to substantiate your income with copies of tax returns, 1099s and/or other relevant data.)

**Current Employer** \_\_\_\_\_ Dates: From \_\_\_\_\_ To \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Position / Job description \_\_\_\_\_ Monthly gross pay \_\_\_\_\_

Monthly net pay \_\_\_\_\_ Superior's name & position \_\_\_\_\_ Phone \_\_\_\_\_

**Former Employer** \_\_\_\_\_ Dates: From \_\_\_\_\_ To \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Position / Job description \_\_\_\_\_ Monthly gross pay \_\_\_\_\_

Monthly net pay \_\_\_\_\_ Superior's name & position \_\_\_\_\_ Phone \_\_\_\_\_

**Former Employer** \_\_\_\_\_ Dates: From \_\_\_\_\_ To \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Position / Job description \_\_\_\_\_ Monthly gross pay \_\_\_\_\_

Monthly net pay \_\_\_\_\_ Superior's name & position \_\_\_\_\_ Phone \_\_\_\_\_

**List bank accounts**

|    | <u>Bank Name</u> | <u>Account#</u> | <u>Checking/Savings</u> | <u>Approx. Balance</u> |
|----|------------------|-----------------|-------------------------|------------------------|
| 1. | _____            | _____           | _____                   | _____                  |
| 2. | _____            | _____           | _____                   | _____                  |

**Credit References – Credit Cards & Loans**

What are your approximate scheduled monthly payments? \_\_\_\_\_

|    | <u>Name</u> | <u>Account#</u> | <u>Purpose</u> | <u>\$ Limit</u> | <u>Balance</u> | <u>Mo Payment</u> |
|----|-------------|-----------------|----------------|-----------------|----------------|-------------------|
| 1. | _____       | _____           | _____          | _____           | _____          | _____             |
| 2. | _____       | _____           | _____          | _____           | _____          | _____             |

**List Nearest relatives** (for Emergency Contact and/or Reference)

|    | <u>Name</u> | <u>Address</u> | <u>Phone</u> | <u>Relationship</u> |
|----|-------------|----------------|--------------|---------------------|
| 1. | _____       | _____          | _____        | _____               |
| 2. | _____       | _____          | _____        | _____               |

**List two personal / professional references** (No relatives)

|    | <u>Name</u> | <u>Address</u> | <u>Phone</u> | <u>Relationship</u> |
|----|-------------|----------------|--------------|---------------------|
| 1. | _____       | _____          | _____        | _____               |
| 2. | _____       | _____          | _____        | _____               |

Please answer the following questions (explain your answer on additional page(s) as necessary).

- |   |           |          |
|---|-----------|----------|
| 1. Have you ever been evicted or asked to move from any tenancy?  | _____ Yes | _____ No |
| 2. Have you ever broken a rental agreement or lease?  | _____ Yes | _____ No |
| 3. Have you ever willfully and intentionally refused to pay rent when due?  | _____ Yes | _____ No |
| 4. Do you know of anything that might interrupt your income or ability to pay rent?   | _____ Yes | _____ No |
| 5. Are there any outstanding judgements against you?  | _____ Yes | _____ No |
| 6. Have you had property foreclosed upon or given title or deed in lieu of foreclosure in the past 7 years?   | _____ Yes | _____ No |
| 7. Have you ever filed a petition of bankruptcy? (If yes, please note in space below, when and where. If the bankruptcy has been discharged, note date of discharge.) | _____ Yes | _____ No |
| 8. Are you a named party to a criminal proceeding, lawsuit or unlawful detainer filing?   | _____ Yes | _____ No |
| 9. Have you ever initiated or been the defendant in a lawsuit?  | _____ Yes | _____ No |
| 10. Have you or anyone in your household ever been convicted of a felony?   | _____ Yes | _____ No |
| 11. Rent is due on the 1 <sup>st</sup> of each and every month. Are you able to fulfill this requirement?   | _____ Yes | _____ No |
| 12. Are you obligated to pay child support, alimony or separate maintenance? (If yes, how much?) _____  | _____ Yes | _____ No |
| 13. Are you the co-maker or endorser on any lease, loan or mortgage?  | _____ Yes | _____ No |
| 14. Do you plan to conduct any commercial business from the residence?  | _____ Yes | _____ No |
| 15. Do you smoke? (smoking is prohibited inside unit, pool area, and laundry room)  | _____ Yes | _____ No |
| 16. Do you have any pets? (no pet policy)   | _____ Yes | _____ No |
| 17. Do you have any water-filled furniture or do you intend to use water filled furniture in unit.  | _____ Yes | _____ No |
| 18. Have you or anyone in your household been convicted for selling, possessing, distributing and / or manufacturing illegal drugs or convicted of any other crime?   | _____ Yes | _____ No |

List any additional info you think will help us process your application (attach additional pages if necessary)

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**Applicant certifies** that the information given in this application is true and correct. **Applicant understands that any false statements or deliberate is representation of facts will automatically disqualify this application and cause any subsequent rental contract to be null and void and of no effect.**

**Applicant agrees to pay a non-refundable fee of \$20.00 to Juan Ramirez for the processing of this application. Applicant will not receive copies of any credit reports obtained.**

**AUTHORIZATION:** I do hereby authorize a review and full disclosure of all records, or any part thereof, concerning myself by / to any authorized personal including Julie Ramirez and or Juan Ramirez, its successors and / or assignees. The intention of this authorization is to prove information which will be utilized in connection with a rental application, current lease, former lease, lease renewal and/or collection of funds due its successors and / or assignees.

**I hereby authorize current and past landlords, current and past employers, financial institutions, personal references, Courts of law and any other person/entity to release information regarding my rental, employment, credit and / or criminal history. I agree to indemnify and hold harmless the person to whom this request is presented and his agents and employee from and against all claims, damages, losses and expenses, including reasonable attorney's fees arising out of or by reason of complying with this request. This authorization shall survive the original application process and be valid during or subsequent to any lease term of a property that Juan Ramirez and/or Julie Ramirez, its successors and/or assignees. A copy of this authorization may be accepted as an original.**

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date