



A.C. Goldt Realty & Property Management Inc.
433 Estudillo Avenue #101 San Leandro, CA 94577
(510) 357-5714/Fax (510) 357-6449/www.acgoldtrealty.com

Please review checklist before submitting your application.

- Include your email address as you may be contacted through email.
- All names and phone numbers for past and current landlords are supplied (Non familial) If current or past is with family please note that.
- Most recent paystub is attached
- If self-employed, last two years of tax returns are attached
- \$30 CASH processing fee per application is attached - Please note we do not give change, please pay with the correct amount.
- Last page of application is signed
- List of all proposed applicants is completed on page one
- Complete an application for each occupant over 18 years of age
- That you have indicated whether or not you have a pet or a satellite dish.
- Please write legibly

Initial: _____





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QUALIFYING CRITERIA/FEEES & PROCEDURES

Please read before completing application

1. \$30.00 (cash) NON-REFUNDABLE processing and credit check fee for each adult applicant (18 and over). Applications will not be processed until payment is received.
 2. \$30.00 application fee covers \$17.50 credit report and \$12.50 administrative costs.
 3. Applications are processed in the order received.
 4. Additional fee may be required if employer charges for employment verification.
 5. Each applicant must have positive rental history from unbiased sources (non-relative). If any residences were with family, please note this on the application in the appropriate areas.
 6. Each applicant must have positive credit history that meets the following criteria:
 - a) A minimum credit score of 685 with a history of timely payments.
 - b) A maximum debt to gross income ratio of 40%. With a combined debt to income ratio of 31% to 40%, a minimum combined gross income of three times the rent is required. With a combined debt to income ratio of 30% or less, a minimum combined gross income of two and a half times the rent is required
 - c) No liens or judgements. No unpaid collection accounts and no paid collections within the last three (3) years.
 - d) Credit shall be verified by our credit reporting agency. We do not accept copies of reports done by another agency.
 - e) No prior evictions or Unlawful detainer filings.
 7. We may verify income three ways:
 - a) Copies of current pay stubs, verbal verification OR written verification of intent to hire
 - b) If self-employed, copies of the last two years of tax returns and business license are required.
 8. Pets, require an increased security deposit, renter's insurance and must be qualified through www.PetScreening.com (\$20 fee per pet) Service animals/Emotional Support animals must also be qualified through www.PetScreening.com (no fee)
 9. Co-signers are not accepted
 10. All approved applicants must show proof of renter's insurance prior to taking possession of the property.
- If your application is approved for a specific property, you have by the close of the second business day to bring in the deposit and rental fee. After the close of the second business, the pending property will be re-listed.

Initial (_____)



revised 10/2018

APPLICATION TO RENT

Tenant
 Guarantor

(All sections must be completed) Individual applications required from each occupant 18 years of age or older.

Last Name		First Name		Middle Name		Social Security Number or ITIN	
Other names used in the last 10 years			Work phone number ()		Home phone number ()		
Date of birth		E-mail address			Mobile/Cell phone number ()		
Photo ID/Type	Number		Issuing government	Exp. date	Other ID		
1.	Present address			City	State	Zip	
	Date in	Date out	Owner/Agent Name		Owner/Agent Phone number		
	Reason for moving out				Current rent \$	/Month	
2.	Previous address			City	State	Zip	
	Date in	Date out	Owner/Agent Name		Owner/Agent Phone number		
	Reason for moving out				Rent at move-out \$	/Month	
3.	Next previous address			City	State	Zip	
	Date in	Date out	Owner/Agent Name		Owner/Agent Phone number		
	Reason for moving out				Rent at move-out \$	/Month	
Proposed Occupants: List all in addition to yourself	Name			Name			
	Name			Name			
	Name			Name			
Do you have pets?	Describe			Do you have a waterbed?	Describe		
How did you hear about this rental?							
A.	Current Employer Name			Job Title or Position		Dates of Employment	
	Employer address			Employer/Human Resources phone number ()			
	City, State, Zip			Name of your supervisor/human resources manager			
	Current gross income			Check one			
	\$			Per <input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year			
B.	Prior Employer Name			Job Title or Position		Dates of Employment	
	Employer address			Employer/Human Resources phone number ()			
	City, State, Zip			Name of your supervisor/human resources manager			
	Other income source			Amount \$	Frequency		
	Other income source			Amount \$	Frequency		



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Name of your bank	Branch or address	Account Number	Type of Acct

Please list ALL of your financial obligations below.

Name of Creditor	Address	Phone Number	Monthly Pmt. Amt.	
		()		
		()		
		()		
		()		
		()		
		()		
		()		
In case of emergency, notify:	Address: Street, City, State, Zip	Relationship	Phone	
1.				
2.				
Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation	Phone
1.				
2.				

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Other motor vehicles: _____

Have you ever filed for bankruptcy? _____ Have you ever been evicted or asked to move? _____

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT

Owner/Agent does not intend to request an investigative consumer report regarding the Applicant

Unless the box above is checked, Owner/Agent intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification, as follows: (1) You may appear at the investigative consumer reporting agency identified below in person, (2) you may make a written request for copies to be sent by certified mail to a specified addressee, or (3) you may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provided that this person furnishes proper identification. If you are accompanied by a person of your choosing, the agency may require you to furnish a written statement granting permission to the investigative consumer reporting agency to discuss your file in the other person's presence. The agency that will prepare the report(s) identified in this section is listed below:

Name of Agency _____

Address of Agency _____

If you would like a copy of the report(s) that is/are prepared, please check the box below:

I would like to receive a copy of the report(s) that is/are prepared

If the box above is checked, Owner/Agent agrees to send the report to Applicant within three (3) business days of the date the report is provided to Owner/Agent. Owner/Agent may contract with another entity to send a copy of the report.



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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 Owners/Agents.

Owner/Agent will require a payment of \$30.00 _____, which is to be used to screen Applicant.

The amount charged is itemized as follows:

- | | |
|---|----------------|
| 1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports | \$ 17.50 _____ |
| 2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) | \$ 12.50 _____ |
| 3. Total fee charged | \$ 30.00 _____ |

The undersigned Applicant is applying to rent the premises designated as:

Apt. No. _____ Located at _____

The rent for which is \$ _____ per _____. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of \$ _____, before occupancy.

_____ *Date*

_____ *Applicant (signature required)*

CALIFORNIA APARTMENT ASSOCIATION CODE FOR EQUAL HOUSING OPPORTUNITY

The California Apartment Association supports the spirit and intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin.

The California Apartment Association reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public.

Therefore, as members of the California Apartment Association, we agree to abide by the following provisions of this Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy.
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering."
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.



California Apartment Association Approved Form
www.caanel.org
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