



21 Santa Rosa Street, Suite 150, San Luis Obispo, CA 93405
Phone: (805) 543-2636
Fax: (805) 543-3083
www.farrellsmyth.com

Address of Property: _____

The processing time for an application varies; you may call the office during business hours to check on the status of an application.

- This application may be used for all rental properties listed by Farrell Smyth, Inc.
- There is no application fee.
- Applicants that require a co-signor must fill out the “Addendum B: Guaranty of Lease” and have it notarized.
- Applicant’s employment and/or other sources of income will be verified. Length of employment and/or job stability is a factor of consideration. Applicants who are retired or self-employed must provide written verification of income at the time the application is submitted. Such items include, but are not limited to are, 1099s or bank statements.
- Current and prior landlord references will be checked.
- A photo copy of a valid driver’s license or identification card is required with application.

By signing below, you are giving permission for your financial information to be released to Farrell Smyth, Inc. for the purpose of employment verification. Additionally, by signing this rental application, you are giving permission for your current and prior tenant information to be released to Farrell Smyth, Inc. for the tenancy verification.

Signed: _____

Date: _____

Phone #: _____

Application Checklist:

- This Form
- Application to Rent
- Copy of ID
- Verification of Income
or Guaranty of Lease



APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 11/09)

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.

Applicant is completing Application as a (check one) tenant, tenant with co-tenant(s) or guarantor/co-signor.

Total number of applicants _____

PREMISES INFORMATION

Application to rent property at _____ ("Premises")
Rent: \$ _____ per _____ Proposed move-in date _____

PERSONAL INFORMATION

FULL NAME OF APPLICANT _____
Social security No. _____ Driver's license No. _____ State _____ Expires _____
Phone number: Home _____ Work _____ Other _____
Email _____
Name(s) of all other proposed occupant(s) and relationship to applicant _____
Pet(s) or service animals (number and type) _____
Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____
In case of emergency, person to notify _____ Relationship _____
Address _____ Phone _____
Does applicant or any proposed occupant plan to use liquid-filled furniture? <input type="checkbox"/> No <input type="checkbox"/> Yes Type _____
Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? <input type="checkbox"/> No <input type="checkbox"/> Yes
If yes, explain _____
Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? <input type="checkbox"/> No <input type="checkbox"/> Yes
If yes, explain _____
Has applicant or any proposed occupant ever been asked to move out of a residence? <input type="checkbox"/> No <input type="checkbox"/> Yes
If yes, explain _____

RESIDENCE HISTORY

Current address _____	Previous address _____
City/State/Zip _____	City/State/Zip _____
From _____ to _____	From _____ to _____
Name of Landlord/Manager _____	Name of Landlord/Manager _____
Landlord/Manager's phone _____	Landlord/Manager's phone _____
Do you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes	Did you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes
Reason for leaving current address _____	Reason for leaving this address _____

EMPLOYMENT AND INCOME HISTORY

Current employer _____	Supervisor _____	From _____	To _____
Employer's address _____	Supervisor's phone _____		
Position or title _____	Phone number to verify employment _____		
Employment gross income \$ _____ per _____	Other \$ _____ per _____	Source _____	
Previous employer _____	Supervisor _____	From _____	To _____
Employer's address _____	Supervisor's phone _____		
Position or title _____	Employment gross income \$ _____ per _____		

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1991-2009, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

LRA REVISED 11/09 (PAGE 1 OF 2)

Applicant's Initials (_____) (_____)

Reviewed by _____ Date _____



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

Agent: Larry Smyth	Phone: 805.543.2172	Fax: 805.543.4801	Prepared using WINForms® software
Broker: Farrell Smyth Real Estate 21 Santa Rosa St Suite 100 San Luis Obispo, CA 93405			

Property Address: _____ Date: _____

CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

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

PERSONAL REFERENCES

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

NEAREST RELATIVE(S)

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

Applicant understands and agrees: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; and (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.

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 credit report on applicant.

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 \$37.57 as of 2006.

\$ _____ 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 _____ DRE Lic. # _____ Date _____

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____



ADDENDUM B
GUARANTY OF LEASE AGREEMENT

In consideration of the consent of Landlord entering into the Rental Agreement of _____
Student's Name

and pursuant to the Rental Agreement for the property _____
Property Address

attached hereto and incorporated, I _____, Guarantor,
Guarantor Name

herein guarantee jointly and severally to: i) guarantee unconditionally to the Landlord and Landlord's agents, successors and assigns, the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs, attorney fees, including enforcing the Agreement; ii) consent to any changes, modifications or alterations of any term of this Agreement, including lease extensions, agreed to by the Landlord and Tenant; and iii) waive any right to require Landlord and/or Landlord's agents to proceed against Tenant for any default occurring under this Agreement before seeking to enforce the Guarantee. Guarantor agrees that the obligation shall in no way be terminated, affected, or impaired by reason of any action which Landlord may take, or fail to take against Tenant, or by reason of any waiver of, or failure to enforce, any of the rights or remedies to Landlord in said Rental agreement and all amendments thereto. In witness whereof, the undersigned Guarantors have executed this Guaranty, in the presence of a

notary, on the _____ day of _____.

ADDRESS

GUARANTOR

CITY, STATE, POSTAL CODE

PHONE NUMBER

STATE OF CALIFORNIA
COUNTY OF _____ } S.S.

EMAIL

On _____ before me, _____
A notary Public in and for said County and State, _____

_____ Personally appeared
known to me (or proved to me on the basis of satisfactory evidence to be the person whose name is/are subscribed to the within instrument and acknowledge to me that he/she executed the same in his/her authorized capacity(ies), and that by his/her signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

SIGNATURE

FOR NOTARY SEAL OR STAMP