



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**.
- Applicants without a co-signer require a credit check. Please ask office staff for current cost to perform credit check.
- 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.
- This application must be complete prior to turning it in to the office. Incomplete applications will not be processed.

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.

Applicant’s Signature: _____ **Date:** _____

Contact 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 4/11)

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 _____ | 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 _____ |
5. 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 _____ |

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LRA REVISED 4/11 (PAGE 1 OF 2)

Applicant's Initials (_____) (_____)

Reviewed by _____ Date _____



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

Agent: Farrell Smyth Phone: 805.543.2636 Fax: 805.543.3083 Prepared using zipForm® software
Broker: Farrell Smyth, Inc. 21 Santa Rosa St Suite 100 San Luis Obispo, CA 93405

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 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.org. 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 _____ DRE Lic. # _____ Date _____

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Reviewed by _____ Date _____



ADDENDUM B

GUARANTY OF LEASE AGREEMENT

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

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

attached hereto and incorporated, I _____, Guarantor,
Guarantor's 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

CITY, STATE, POSTAL CODE

PHONE NUMBER

EMAIL

GUARANTOR

STATE OF CALIFORNIA
COUNTY OF _____ } S.S.

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

