

Farrell Smyth Inc. A Real Estate Company

21 Santa Rosa Street, Suite 250, 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.
- **\$20 Application Fee due at the time application is submitted. Application fee can be paid by personal check, cashier's check, or money order made out to Farrell Smyth, Inc.**
- Applications that require a co-signor must fill out the "Addendum B: Guaranty of Lease" and have it **notarized** upon being approved.
- Applicants without a co-signor require a credit check. Please ask office staff for current cost to perform a credit check.
- Applicant's employment and/or other sources of income will be verified. 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, 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. Please attach a copy to your completed application.
- This application must be complete prior to submitting 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 income verification. Additionally, by signing this rental application, you are giving permission for the current and prior tenant information to be released to Farrell Smyth, Inc. for the tenancy verification.

Applicants Signature: _____

Date: _____

Contact Phone #: _____

Email Address: _____

Application Checklist:

- \$20 Application Fee
- 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 Rent: \$ per Proposed move-in date
3. PERSONAL INFORMATION A. FULL NAME OF APPLICANT B. Date of Birth C. Social security No. Driver's license No. 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? K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? M. Has applicant or any proposed occupant ever been asked to move out of a residence?

- 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? Did you own this property? 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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Applicant's Initials () ()

Reviewed by Date



LRA REVISED 4/11 (PAGE 1 OF 2)

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 _____

