

Rental Application Requirements & Qualifying Guidelines



1. COMPLETE WRITTEN & SIGNED SHIDLER DEVELOPMENT INC. APPLICATION FOR EACH ADULT.
2. CURRENT AND/OR PAST LANDLORD CONTACT INFORMATION FOR 24-MONTHS RESIDENCY MUST BE ON APPLICATION.
3. COPY OF EACH APPLICANT'S PHOTO IDENTIFICATION.
4. **MINIMAL HOUSEHOLD INCOME REQUIREMENT.**
 - a. **Single Family:** Three times (3x) the monthly rent.
 - b. **Condos and luxury apartments:** Two & One Half times (2.5x) the monthly rent.
 - c. **Low cost apartments:** Two times (2x) the monthly rent
5. **INCOME VERIFICATION: 24 MONTHS PREFERRED (One or more of the following depending upon source of income).**
 - a. Year to Date Pay Check.
 - b. Social Security and/or AFDC award letter or copy of automatic deposit statement.
 - c. Tax returns and YTD P&L.
 - d. Bank statements verifying deposits of income. (6 Months worth, minimum)
6. **PROCESSING FEE: \$35.00 IN FORM OF MONEY ORDER OR CASHIER'S CHECK FOR EACH APPLICANT. THIS INCLUDES:**
 - a. Sexual Offender Back-Ground check.
 - b. Social Security Fraud Alert.
 - c. Lines of Credit also known as "Credit Report".
 - d. Records for Judgments & Collections.
 - e. Evictions.
 - f. Actual cost of (a to e) is \$12.95 from First American Registry.
 - g. Applicant or applicants agent may supply a valid report dated not more than 30-days in advance of application date from a reputable agency with ALL the (a to e) above data and we will charge \$22.67 as in # h.
 - h. Actual cost of our Staff time to process, contact current landlord, past landlord, assemble the above data estimated at 45 minutes billed per our schedule @ \$42.50 per hour = \$31.88 (The \$35.00 fee is less than the \$12.95 + \$31.88 = \$44.83 actual cost).
7. **SPEEDS PROCESSING & IMPROVES ACCEPTANCE IF ONE OR MORE OF THE FOLLOWING IS SUPPLIED (Optional):**
 - a. Copies of canceled rent payment checks for 24 months (6 months minimum).
 - b. Copies of Money Order receipts for rent payments for 24 months (6 months minimum).
 - c. Copies of Utility Bills and Payments 24 months (6 months minimum).
8. **PETS (dogs & cats) Needed prior to final approval:**
 - a. Dogs; furnish current and valid license & photo. (Certain breeds of dogs are not allowed as per insurance company list)
 - b. Cats; furnish current vaccination records.

RENTS QUOTED ARE THE DISCOUNTED RENT: Just be a responsible good tenant, pay your rent on or before 3rd of month, participation in crime reduction programs in the local community if available. Properties and terms offered are subject to change or withdrawal without notice.

OUR ROLE: Bring responsible tenants together with rental property owners. Once we assemble the above information, we submit to property owner for final approval or disapproval. We act as a conduit for communication, rents, and maintenance between the tenant and property owner, as the owner's agent. We have satisfied thousands of homemakers and hope you can assist you also. As we are the owner's agents, the majority of properties offered we professionally manage. Many of our property owners follow the following guideline unless otherwise stated, however, each owner may set individual properties rent qualifying and deposit requirements, but they must be equally applied for that owner's property offered.

CONDITION OF PROPERTY: Properties are offered in the condition viewed, except when noted. It is our goal to have residences in a rent ready condition similar to what a good hotel or motel room would be minus the furniture and mini bar, however each property owner sets financial boundaries as to what we can provide, or the owner prepares the property themselves. At lease signing you will be provided a detailed walk-through check sheet to sign, with a 5-day provision in the lease to note defects. Remember properties vary in location, age, condition, and its owner's individual financial ability for improvements, so in certain situations our hands are tied.

DEPOSIT TO RESERVE RESIDENCE: In event prospective tenant/applicant(s) changes his/her mind about renting, deposit to reserve residence is NONREFUNDABLE. If prospective tenant/applicant(s) is declined residency by owner or owner's property manager for any reason whatsoever, deposit to reserve residence is FULLY REFUNDABLE. Application Fee is Not Refundable

SHIDLER Development Inc.

180 W. Highland Ave, San Bernardino CA 92405

(Located north of the I-10 south of the I-30/210 west of Waterman Ave. between Sierra Way and Mountain View on north side of street)

Office: 909-886-7851 Fax: 909-886-7854

rent@shidlerproperties.com / www.shidlerproperties.com

RENTAL APPLICATION FOR

WRITE DESIRED PROPERTY ADDRESS HERE

PROPERTY

Thank you for applying to rent with us. Individual applications are required from each occupant 18 years of age or older. Please provide us with all the information requested below. Incomplete information will only delay the processing of your *Rental Application*. **Please PRINT clearly.**

FIRST NAME _____ MIDDLE _____ LAST _____ GENERATION _____
(Jr., Sr., I, II, etc.)

SOCIAL SEC.# _____ BIRTH Month / Date / Year _____ DRIVERS LICENSE# _____ STATE _____

CELL PHONE (_____) _____ PHONE (_____) _____

EMAIL _____ FAX (_____) _____

PLEASE LIST ALL OTHERS WHO WILL BE LIVING IN RESIDENCE - [FULL NAME - AGE - RELATIONSHIP]

EMPLOYMENT and/or INCOME SOURCE

CURRENT INCOME SOURCE and/or EMPLOYER

COMPANY _____ ADDRESS _____
Company Name Number Street City State Zip

GROSS MONTHLY PAY \$ _____ POSITION / MIL.GRADE _____ HOW LONG ____ YRS ____ MOS

SUPERVISOR _____ BUSINESS PHONE (_____) _____
Full Name Position

PREVIOUS or OTHER INCOME SOURCE and/or EMPLOYER

COMPANY _____ ADDRESS _____
Company Name Number Street City State Zip

GROSS MONTHLY PAY \$ _____ POSITION / MIL.GRADE _____ HOW LONG ____ YRS ____ MOS

SUPERVISOR _____ BUSINESS PHONE (_____) _____
Full Name Position

DO YOU HAVE A CURRENT BANK ACCOUNT IN YOUR NAME?:

[] NO, I do not have a current bank account
[] YES, I have: [] Checking Account, [] Savings Account, [] Checking & Savings Accounts

REFERENCES

FAMILY _____
Full Name Number Street

City State Zip Relationship Phone

EMERGENCY _____
Full Name Number Street

City State Zip Relationship Phone

MISCELLANEOUS INFORMATION

AUTOMOBILES / MOTORCYCLES / BOATS TO BE PARKED ON PREMISES

1. Make / Model Year License Number 2. Make / Model Year License Number 3. Make / Model Year License Number

PETS _____
1. Type / Description Weight 2. Type / Description Weight 3. Type / Description Weight

WATER FILLED FURNITURE _____ OTHER _____
Description

PLEASE LIST YOUR RESIDENT and/or RENTAL HISTORY FOR NO LESS THAN LAST 24 MONTHS

1) CURRENT ADDRESS

Number Street Type (Ave, St, Dr.) Apt No. City State Zip
FROM Month / Year TO Month / Year AMT RENT PAID \$ _____ RENTING? _____ BUYING? _____
MO/YR MO/YR
OWNER/MGR _____
Full Name Number Street Apt No City State Zip
OWNER / PHONE #(_____) REASON FOR LEAVING _____

2) PREVIOUS ADDRESS

Number Street Type (Ave, St, Dr.) Apt No. City State Zip
FROM Month / Year TO Month / Year AMT RENT PAID \$ _____ RENTING? _____ BUYING? _____
MO/YR MO/YR
OWNER/MGR _____
Full Name Number Street Apt No City State Zip
OWNER / MGR PHONE #(_____) REASON FOR LEAVING _____

***** MUST BE COMPLETED *****

- 1.) HAVE YOU GIVEN YOUR CURRENT LANDLORD WRITTEN NOTICE THAT YOU ARE MOVING?
- NO [] YES [] ON WHAT DATE? Month / Date / Year DESIRED MOVE IN DATE: Month / Date / Year
- 2.) HAVE YOU EVER PAID YOUR RENT LATE OR BEEN EVICTED (A defendant in an Unlawful Detainer Lawsuit) OR FAILED TO PAY YOUR RENT OR OTHERWISE FAILED TO PERFORM ANY OBLIGATION OF A RENTAL AGREEMENT OR LEASE?
- NO [] YES [] (if yes, please explain on lines below)
- 3.) HAVE YOU EVER BEEN DELINQUENT IN PAYMENT OF ANY OTHER FINANCIAL OBLIGATION?:
- NO [] YES [] (if yes, please explain on lines below)

The information of this application is true and correct to the best of my knowledge. I hereby authorize SHIDLER Development Inc. and its agents to verify the above information with landlord(s), employer(s), and/or obtain either a consumer or investigative credit report from First American Registry Company. I understand that the \$ 30.00 fee for verifying this rental application is not a deposit or rent, and will not be applied to future rent, or refunded, even if this application to rent is declined. **NOTE: APPLICANT MUST SIGN & DATE**

PRINT NAME: _____

SIGNATURE _____ DATE _____

***** APPLICANT PLEASE DO NOT FILL IN BELOW THIS LINE *****

1) CURRENT ADDRESS VERIFACTION & REPORTED INFORMATION FROM LANDLORD:

Move-in Date ___/___/___ Move-out Date ___/___/___ Monthly Rent Amount \$ _____
Rent paid on time? **Yes** or **No** If No, how many late: _____ Would you rent to this tenant again? **Yes** or **No**
How was property cared for during the tenancy? **Good Fair Poor** Has Resident given 30-day notice? **Yes** or **No**
Did you experience any problems with this tenant? _____
Optional Comments _____ Completed by: _____ Date: _____

2) PREVIOUS ADDRESS VERIFACTION & REPORTED INFORMATION FROM LANDLORD:

Move-in Date ___/___/___ Move-out Date ___/___/___ Monthly Rent Amount \$ _____
Rent paid on time? **Yes** or **No** If No, how many late: _____ Would you rent to this tenant again? **Yes** or **No**
How was property cared for during the tenancy? **Good , Fair , Poor** Did Resident given 30-day notice? **Yes** or **No**
Did you experience any problems with this tenant? _____
Optional Comments _____ Completed by: _____ Date: _____