



\$ 20.00 App. Fee
NO PERSONAL CHECKS

APPLICATION TO RENT

Property Address: _____ Rent : \$ _____ Deposit: \$ _____

Lease Type Requested: One Year Six Months Month-to-Month Other _____

Move-in date _____ Water / Sewer / Garbage paid by: Owner Tenant

Pets: Not Accepted O.K. with additional deposit of \$ 350.00 per pet Lawn Service provided by owner

NOTE: Before filling out this application please read and understand our application policies:

- 1) **Each person** over the age of eighteen (18) years of age who intends to live in the property must fill out as separate application and pay the \$ 20.00 non-refundable application fee (\$ 22.00 if paid by credit card).
- 2) THE APPLICATION FEE IS DUE BEFORE ANY APPLICATION WILL BE PROCESSED.
- 3) The application must be completely filled out. Please x out or write N/A if necessary. If an application is not completely filled out it will be processed as much as possible but may not be considered in a timely manner.

Last Name First Name MI Social Security Number Date of Birth (mm-dd-yy)

Current Address City State Zip \$ _____ Rent/Own
Monthly Payment (Circle one)

Home Phone Work Phone Cell Phone E-mail Address

Landlord/Manager/Mortgage Co. Phone Number Move-In Date Reason for leaving

Previous Address City State Zip \$ _____ Rent/Own
Monthly Payment (Circle one)

Landlord/Manager/Mortgage Co. Phone Number From: To: Reason for leaving
Move In/Out Dates

Current Employer Employer's Address Employer Contact Person/ Phone Number

How long w/this Employer? If less than one year, please list prior employment and contact phone number

Gross Income: \$ _____ per month year Other Income: _____
(Indicate amount and source)

- Have you given a 30-day notice to vacate your current residence? Yes No Not Necessary
- Have you ever filed for Bankruptcy or been a party to an Unlawful Detainer Action (Eviction)? . . Yes No
- Have you or another prospective occupant ever been arrested for a drug related offence? . . . Yes No
- Do you or any prospective occupant smoke? Yes No

Do you have pets, enter number, type, and breed: _____

Please list all other occupants (including children):
Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____

Applicant, understand and agree to the terms and conditions stated on the reverse side of this application, including the authorization of AAA Property Management to verify all information on this application:

Applicant

Date

Terms and Conditions

Applicant agrees to the following TERMS AND CONDITIONS in applying for this property:

- 1) I will fill out the application completely and write none or N/A where necessary, leaving no blank reply lines/boxes.
- 2) I understand that the property will be rented in "as-is" condition unless specified in writing by AAA Property Management.
- 3) I understand that an incomplete application will be processed as much as possible but will delay the completion of the application process.
- 4) I understand that it takes between 24 to 48 hours to process an application, and that applications can only be processed Monday through Friday. This time may take longer if information verifications cannot be made in a timely manner.
- 5) I represent that information and statements are true and correct. I authorize verification of all information on this application. I understand that if this application is approved based on any false or misleading information that my tenancy may be terminated immediately. If AAA Property Management is unable to verify any information on this application, the application may be rejected.
- 6) I understand that if my application is approved, to reserve the unit for occupancy the security deposit must be paid within 24 hours of approval of this application. **The security deposit and first month's rent must be paid by cashier's check or money order.**
- 7) I understand that if I/we are approved for the rental and we pay a deposit but fail to consummate a rental agreement for the property as promised and fail to take possession, a daily fee will be charged to me/us equal to the daily prorated rent plus advertising, maintenance and management costs.

If approved, security deposit money and first month's rent will be accepted only in the form of a cashier's check or money order.

AAA Property Management will attempt to leave messages at both work and home numbers. If there is no message machine or applicant does not return a call with acknowledgement of acceptance within 12 hours of notification, the application may be withdrawn from active consideration.

APPLY IN PERSON: Applications may be submitted in person to our office at 8775 Sierra College Blvd Suite 200 in Roseville between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, excluding holidays. Applications may also be submitted directly to an authorized agent of AAA Property Management.

APPLY BY FAX: Applications may be submitted by fax, if the application fee is paid by a credit card (Master Card or Visa).

Fax: (916)-774-0302

CREDIT CARD PAYMENT
 AAA Property Management offers the convenience of making application fee payments by credit card.
An additional \$2.00 processing fee PER APPLICATION will be assessed for this service.

_____ Exp. Date _____ Name as it appears on your card _____
 Credit Card # (Visa and MasterCard ONLY)

_____ X \$22.00 application and processing fee = \$ _____
 Number of Applications Amount Signature

