

Gentry Real Estate Group Inc.,

5330 N. Figueroa St. #104
Los Angeles, CA 90042
Office 323-256-3138
Fax 323-256-0387

RENTAL QUALIFYING STANDARDS

Each applicant must be present and provide original of:

- ✓ Completed application with signatures of all persons over 18 years of age that will occupy said apartment.
- ✓ **Photo ID-** All applicants must provide photo identification. Acceptable photo identifications included but not limited to: State issued identification card or driver's license; passport, any other government issued photo identification. (Note: Military ID cards may not be copied)
- ✓ Social Security Card or Immigration Card (If applicable)
- ✓ Most recent thirty days' worth of pay stubs- or source of income.
- ✓ An application fee (cash, money order or cashier's check) in the amount of \$55.00 for the purpose of obtaining tenant screening reports is required for EACH application.

Qualifying Criteria is briefly outlined as:

- ✓ A favorable credit history with a minimum credit score of **640** unless covered by SB 267
- ✓ Combined gross monthly income of all lease holders must be at least **2.5** times the monthly rent. **Self-employed applicants must bring copies of the past three year's tax returns.**
- ✓ Favorable references from current and previous landlords.
- ✓ Credit report must be processed, and Social Security Number verified.
- ✓ **No prior evictions or collection records for non-payment of rent**
- ✓ **No judgment on record**

Tenant

Date

Agent/ Owner

Date

APPLICATION TO RENT OR LEASE

APPLICANT *Each Applicant over the age of 18 must complete their own application form*

PLEASE PRINT

First, Middle, Last Name	Date of Birth	Social Security #	Driver's License Number & State
Other Names Used in the Last 10 Years	Home Phone	Cell Phone	Email Address

ADDITIONAL OCCUPANTS *List everyone who will live with you:*

First, Middle, Last Name	Date of Birth	Relationship to Applicant

EMPLOYMENT

	Current Employment	Prior Employment
Employer		
Address		
Employer Phone		
Job Title		
Name of Supervisor		
Dates of Employment	From: To:	From: To:
Income Per Month	\$	\$

RESIDENCE

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Owner/Manager And Phone number			
Reason for Leaving			
Last Rent Paid	\$	\$	\$

VEHICLES

Automobiles	Make	Model	Color	Year	License No.
Motorcycles					

PERSONAL REFERENCES

In Case of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			



CREDIT INFORMATION Please list all your financial obligations

Name of Bank or Savings & Loan		Branch or Address		Account No.		Balance	
				Checking		\$	
				Savings		\$	
Credit Accounts	Account No.	Address/City		Phone	Balance	Due Monthly	

GENERAL INFORMATION (Check answer that applies)

- Do you smoke or vape? YES NO
- Do you have any pets/animals? YES NO
- Have you ever filed for bankruptcy? YES NO
- Do you have any musical instruments? YES NO
- Do you have any water-filled furniture or do you intend to use water filled furniture in the unit? YES NO
- Have you ever been convicted for selling, possessing, distributing or manufacturing illegal drugs or convicted of any other crime? YES NO
- Have you ever been evicted or named as a defendant in an eviction for non-payment of rent or any other reason? YES NO

Please explain any "yes" answers to the above questions:

Why are you leaving your current residence? _____

The applicant hereby applies to rent/lease Unit # _____ at _____ for \$ _____ per month, and upon owner's approval agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An application fee of \$ _____ is hereby submitted for the cost of processing this application, to obtain credit history and other background information.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, Telechecks, and/or criminal background reports. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. In the event that a material misstatement or misrepresentation is discovered after Applicant is accepted as a Resident, and whether or not a Lease or Month to Month Rental Agreement is executed, Owner may, at Owner's sole discretion, deem such misstatement or misrepresentation to be a material and non-curable breach of any subsequent Lease or Month-to-Month Rental Agreement and grounds for rescission of the contract and immediate eviction. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

Applicant: _____ Date: _____
 (Signature required)

