

## **Application Packet**

Thank you for your interest in renting with us! In order to apply to rent a property, each adult applicant over the age of 18 will need to supply the following:

- Last 2 months' pay stubs (last year's 1099 or federal tax return for self-employed individuals)
- Last 3 months' bank statements
- Copy of your valid government issued I.D.
- Completed Verification of Residency form
- Completed Rental Application form
- Signed General Policies page
- \$35 application fee paid via Paypal to [susansrour@yahoo.com](mailto:susansrour@yahoo.com), or by cash, cashier's check or money order to our office.

Once you have all of the required documentation, please email them to: [susan@peakpmr.com](mailto:susan@peakpmr.com).

You may also fax to: (866)500-0546.

To drop them off in-person in our office or at a property, please call (619) 764-8300 to make an appointment.

## Verification of Residency

**LEASING APPLICANT(S) FILL OUT THIS PORTION:**

Name(s): \_\_\_\_\_ Date: \_\_\_\_\_

Current address: \_\_\_\_\_

Current phone number: (\_\_\_\_\_) \_\_\_\_\_

Signature(s): \_\_\_\_\_

**CURRENT OR PREVIOUS LANDLORD FILL OUT THIS PORTION:**

The applicant(s) above has/have authorized Peak Property Management to verify either current or previous residency. Please complete the following information. Please either fax back to (866) 500-0546 or email back to [info@peakPMR.com](mailto:info@peakPMR.com). Your prompt response will greatly expedite their application process. Below is/are the signature(s) of our prospective resident(s) authorizing the release of this information to our office. Your assistance with this matter is greatly appreciated. Thank you.

Move-in date: \_\_\_\_\_ Move-out date: \_\_\_\_\_

Was a 30 day notice given by tenant? \_\_\_\_\_

Monthly Rent: \$ \_\_\_\_\_

Was rent payment ever late? \_\_\_\_\_ How many times? \_\_\_\_\_

Any damage and/or noise complaints? \_\_\_\_\_

Would you rent to resident again? \_\_\_\_\_

\_\_\_\_\_  
Signature of Person Releasing Information

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Company/Title

## APPLICATION TO RENT OR LEASE

*Please fill in all fields clearly and thoroughly. Each applicant over the age of 18 must complete their own application form.*

<b>APPLICANT FULL NAME</b>	Date of Birth	Social Security #	Driver's License #
Other Names Used In The Last 10 Years	Home Phone #	Cell Phone #	Email Address

<b>ADDITIONAL OCCUPANT(S) FULL NAME(S)</b>	Date of Birth	Relationship to Applicant

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

<b>RESIDENCE</b>	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Owner/Mgr Name & Phone Number			
Reason for Leaving			
Last Rent Paid	\$	\$	\$

<b>VEHICLES</b>	Make	Model	Color	Year	License Plate #
Motorcycles/Boats					

<b>PET TYPE (Cat, Dog, etc)</b>	Breed /Size	Is This a Guard/Attack Dog?	Has Dog Ever Bitten Anyone?

PERSONAL REFERENCES	Address	Phone #	Relationship	Years Known
1.				
2.				
IN EMERGENCY NOTIFY	Address	Phone #	Relationship	Years Known
1.				
2.				

**PLEASE LIST ALL FINANCIAL OBLIGATIONS BELOW:**

Name of Creditor	Account #	Creditor Phone	# Payments Left	Balance	Date Opened
BANK ACCOUNT NAME	Branch	Account Number	Balance		
		Checking	\$		
		Savings	\$		

<b>QUESTIONS</b> Circle Yes or No	Do you or will you have water bed(s) or water-filled furniture? Yes No
Do you or any occupants smoke? Yes No	Have you ever filed for bankruptcy? Yes No
Do you have any pets? Yes No	Do you have good credit? Yes No
Do you have any musical instruments? Yes No	Have you ever been evicted or asked to move? Yes No
Have you ever been convicted for selling, possessing, distributing or manufacturing illegal drugs or, any other crimes? Yes No	

Please explain any "yes" answers to the above questions below: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Why are you leaving your current residence? \_\_\_\_\_

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 the above statements are true and correct and hereby authorizes verification of the above items including but not limited to obtaining of a credit report and agrees to furnish additional references on request. The undersigned makes application to rent housing accommodations at address: \_\_\_\_\_, the rental for which is \$\_\_\_\_\_ per month. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

### General Applicant Acceptance Policies and Consumer Information Acknowledgement

This agreement serves as an addendum to the Residential Lease Agreement between Peak Property Management & Realty and Applicant(s): \_\_\_\_\_ at address: \_\_\_\_\_

- We check applicant's public records, including but not limited to: court records, Unlawful Detainer Registry, criminal database, sex offender database, and terrorist database.
- Part of the applicant's credit check includes checking for: credit score, criminal history, employment verification, bankruptcies, foreclosures, medical collections, address history, and eviction records.
- Water filled furniture is not permitted in the property. If applicant has water-filled fish tank, tenant agrees to carry rental insurance.
- If pets are allowed on the property, applicant agrees to an additional security deposit of \$500.
- Applicant agrees to purchase renter's insurance.
- We follow fair housing laws, and we are an equal housing opportunity housing provider.
- The minimum required security deposit is for applicants with very good credit and rental history. If the applicant does not meet some of our minimum requirements, we may consider approving applicant by requesting a higher deposit of up to 2 times the rental rate and/or requiring a co-signer. If your application is rejected, it is because your application did not pass our criteria for credit-worthiness, sufficient income, deposit amount, and/or co-signer's creditworthiness.
- All monies submitted during move-in process must be in the form of cashier's check or money order. Rent payments after move-in are permitted to be in the form of personal check.

The undersigned Applicant(s) acknowledge(s) having read and understood the foregoing.

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Tenant's Name (please print)

\_\_\_\_\_  
Tenant's Name (please print)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date