

Tuscan Sun Property Management

2185 Churn Creek Rd, Suite L, Redding CA 96002

Phone 530-605-4110

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RENTAL APPLICATION

Individual applications are required from each adult occupant. A Non-refundable \$25.00 application and processing fee is required for each application. This fee is good for 60 days.

Desired Property: _____ Desired Move in Date _____ Viewed Interior _____

Applicants Name _____ Social Security # _____ DOB _____

Home # _____ Work # _____ Cell # _____ Email _____

Other occupants names	Relationship	Over 18 (yes / no)	Pets (Yes / no)
_____	_____	_____	Breed _____ Age _____ Wt _____ Proof of Rabies _____
_____	_____	_____	Breed _____ Age _____ Wt _____ Proof of Rabies _____
_____	_____	_____	Breed _____ Age _____ Wt _____ Proof of Rabies _____

Do you have a Service Animal? **YES / NO** Do you have an Emotional Support Animal? **YES / NO**

Why are you vacating your current residence? _____

Have you ever been evicted from a residence or had an eviction notice served upon you? _____ Have you ever willfully and intentionally refused to pay rent when due? _____ Have you ever been convicted of a misdemeanor or felony other than a traffic or parking violation? _____ **If you have answered yes to any of the above please describe including the date and county of occurrence:** _____

Present Address: _____ City _____ State _____ Zip _____

Dates: _____ - _____ Owner/Manager/Family: _____ Phone: _____

Previous Address: _____ City _____ State _____ Zip _____

Dates: _____ - _____ Owner/Manager/Family: _____ Phone: _____

Previous Address: _____ City _____ State _____ Zip _____

Dates: _____ - _____ Owner/Manager/Family: _____ Phone: _____

Employment/Income

Employer _____ Job Title _____

Address: _____

Phone: _____ Supervisor: _____

Months / Years on job: _____ Gross Mo. Income: _____

Other Sources of Income: _____ \$ _____

Previous Employment/Income

Employer _____ Job Title _____

Address: _____

Phone: _____ Supervisor: _____

Months / Years on job: _____ Gross Mo. Income: _____

Other Sources of Income: _____ \$ _____

Automobile Make: _____ Model: _____ Year: _____ Lic #: _____

Automobile Make: _____ Model: _____ Year: _____ Lic #: _____

In Case of Emergency Notify: (please list two)

1. Name: _____ Phone: _____ Relationship: _____

2. Name: _____ Phone: _____ Relationship: _____

Please read and complete the application on the back

Application Requirements and Helpful Information

Our Application Process: (All of our units are non-smoking)

\$25.00 application fee per person over 18 years. *This fee is non-refundable.* Incomplete applications will not be processed until we receive all required information. If you are out of the area you may submit your application via email / fax. If you are applying with roommates, all roommate applications must be turned in before processing can begin.

Please allow 2-3 business days for processing your application, more time may be needed if references are slow to respond to our inquiry. In most cases, the property owner makes the final decision on your application. Tuscan Sun gathers the information, verifies it and then contacts the owner for approval or denial (this can take additional time).

Required Information:

- Completed Application for all occupants over 18 years of age**
- Processing Fee for all Applicants, this fee is good for 60 days**
- Current photo I.D**
- Verifiable rental history of at least 5 years from unbiased (non-family or friend) references**
- Verification of income that is twice the amount of rent, exceptions may be made for lower rent units. (i.e. paycheck stubs, AFDC, Disability, page one of your last tax return, etc.)**
- You must sign the information release form for a background check**
- If you have a pet, provide a picture of your pet and up to date proof of rabies vaccination.**
- If applicable, service animal documentation is requested, and anyone with an emotional support animal must have our letter signed by their health provider prior to approval.**

If you do not meet all of the above requirements, your application may be accepted with an approved co-signer. Co-signers must complete an application and provide the above required information. Cosigners must be a California resident who has a credit score of at least 700, and verifiable income of at least three times the amount of rent and they must provide page one of last year's income tax return.

Applicant understands and agrees that this is an application to rent only and does not guarantee that applicant will be offered the premises. Manager may accept more than one application for the Premises, and using their sole discretion, will select the best qualified applicant.

Pet Policy: If the unit you apply for considers pets, there is an additional \$500 deposit required per pet or maximum allowed by Calif. Civil Code. You must submit a picture of your pet along with proof of current rabies vaccination with your application. If you have a service animal we request that you provide the appropriate documentation at the time of the application process. If you have an emotional support animal you must have our letter signed by your health provider prior to application approval.

Reasons for Denial:

If after making a good faith effort and are unable to verify the above information.

Or; Eviction in last seven (7) years.

Or; Poor Credit, Collections, late payments, returned checks or judgments on your credit history

Or; Lack of or Negative Rental References.

Or; Lack of verifiable income.

Or; you have misrepresented any information on your application.

Approved Application Procedure:

Upon approval of your application, you must pay a non-refundable Good faith deposit that is at least half of the requested Security Deposit, with a **cashier's check or money order only**, to place a hold on the property. The good faith holding deposit must be paid immediately upon application approval, and the unit will remain on the market until the holding deposit is received. After the good faith deposit is received, we will hold the unit for a period not to exceed 14 days from the date of application approval.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CREDIT REPORT. Permission is granted to all employers, banks, rental providers, credit providers and other agencies to provide personal information concerning wages and income, employment, rental, bill paying histories, and other information pertinent to the granting of credit or approval of this rental application to the Owner and/or Property Manager. I agree to pay to the Landlord a non-refundable screening fee of \$25.00. I understand that I am entitled to a copy of any consumer credit report obtained by the landlord. I further agree that the Landlord may terminate any agreement entered into in reliance on any misrepresentation made above.

I hereby authorize TUSCAN SUN PROPERTY MANAGEMENT to obtain all relevant information including but not limited to, unlawful detainer information, criminal background histories, employment verification, credit reports and rental verification. By signing this agreement, I authorize the above screening be performed, and waive any rights of privacy or rights that may be infringed upon by your investigation of my application.

Applicant Name (PRINT)

Applicant Signature

Last 4 digits of Social Security Number only

Date