RENTAL APPLICATION – SELZER REALTY PROPERTY MANAGEMENT (DRE # 00528452)

Any persons over the age of 18 intending to occupy a property must fill out an individual application as a tenant and sign release below.

PROCESSING FEE*: $40.00 per applicant MUST BE PAID BY CHECK, MONEY ORDER, OR EXACT CASH. *THIS FEE IS NON-REFUNDABLE	Property applied for: (Option #1) (Option #2)

Name:	**Date of Birth:** / /	**SSN / ITIN:** **Driver's License No:**	
Present Address:	City:	State:	Zip Code:
Home Phone: / Work Phone:	Cell Phone:	E-mail Address:	
Dates of residency: / Reason for leaving:		Rent Amount: $	
Present Landlord or Agent Name:	Phone Number / E-Mail:		
Previous Address:	City:	State:	Zip Code:
Dates of residency: / Reason for leaving:		Rent Amount: $	
Previous Landlord or Agent Name:	Phone Number / E-Mail:		
Previous Address:	City:	State:	Zip Code:
Dates of residency: / Reason for leaving:		Rent Amount: $	
Previous Landlord or Agent Name:	Phone Number / E-Mail:		

OCCUPANTS: (Under 18 years of age)

Name:	Birthdate:	Relationship:
Name:	Birthdate:	Relationship:
Name:	Birthdate:	Relationship:
Name:	Birthdate:	Relationship:

Vehicle Make/Model:	**Year:**	**Color:**	**License No.:**
Vehicle Make/Model:	**Year:**	**Color:**	**License No.:**

Do you have pets? **(Circle Response)**	**Yes**	**No**	**If yes, what type and how many?**

TENANT OCCUPATION:

Work History	Present Occupation	Previous Occupation
Name of Employer		
Employer Address		
Employer Phone		
Length of Employment		
Job Title		
Gross Income	Monthly: $	Monthly: $

REFERENCES:

	Name and Address	**Amount Owed**
Bank		
Credit		

	Name	**Phone Number**	**Occupation**	**Yrs. Known**	**Relationship**
Personal					
Personal					
Nearest Relative					

Have you ever been evicted from any tenancy? Yes ☐ No ☐ **Have you ever filed a petition for bankruptcy? Yes ☐ No ☐**

Have you ever willfully and intentionally refused to pay rent when due? Yes ☐ No ☐ **If so, please explain:**_____

Have you ever been convicted of a felony? Yes ☐ No ☐ **If so, please explain:**_____

Do you, or does anyone in your household, smoke (including vaping)? Yes ☐ No ☐

I DECLARE THE FOREGOING TO BE TRUE UNDER PENALTY OF PERJURY:

- I am aware of the minimum term for the property for which I'm applying.
- I agree that Landlord may terminate any agreement entered into in reliance on any misstatement made above.
- I hereby authorize Selzer Realty Property Management to research all information listed above and obtain reports that may include credit history, dishonored checks, unlawful detainers (evictions), Social Security number verification, fraud warnings, previous tenant history, and employment history. Applicant consents to allow Landlord to disclose tenancy information to previous or subsequent Landlords.
  - *Under CA law, applicants with a government subsidy have the option of providing alternative evidence of ability to pay the tenant's portion of rent to be considered instead of credit history. If you meet the aforementioned criteria and wish to exercise this right, the supplemental documentation will be made available to you upon request.*

Applications are considered on their individual (or, in the case of co-applicants, collective) merit and not a "first come, first served" basis. Selzer Realty Property Management reserves the right to curtail incoming applications for any particular property in the event of a pending approval.

I UNDERSTAND THAT THE PROCESSING FEE I AM PAYING IS NON-REFUNDABLE, REGARDLESS IF MY APPLICATION IS DENIED BY SELZER REALTY PROPERTY MANAGEMENT OR I AM UNABLE TO LOCATE A SUITABLE PROPERTY.

_____ _____

Signature of Applicant **Date**

FOR OFFICE USE ONLY							**FEE PAID**	
DATE RECEIVED STAMP	ALL INFO COMP.	ID	3 X'S	SIGS	REC BY	CHECK COPY	CHECK	CASH