



**It is our policy not to discriminate on the basis of race, ancestry, handicap, children, religion, national origin, sex, or marital status. In determining the suitability of a prospective resident the following will be used:**

**All prospective tenants 18 years of age and older MUST complete an application.**

1. All applicants must pay an application fee of \$40.00 per adult. Anybody over the age of 18 must fill out an application and pay the fee to process the application.
2. A credit check and unlawful detainer (eviction) check will be run on each application.
3. General character, prior conduct will be checked. Your application can be denied based on your actions and behavior during the application process.
4. **NO EVICTIONS, OPEN BANKRUPCIES, GARNISHMENT OF WAGES, JUDGEMENTS, OR UTILITIES IN COLLECTIONS.**
5. Requirement of 45% debt to income ratio. Proof of Income through the last 2 most current earning statements. Self-employed individual verification through tax returns and 2 months of current bank statements.
6. Credit score of 550 or better.
7. Prior and current rent history.
8. Occupancy standard is 2 per bedroom plus one for the unit.
9. **NO Pit bulls! NO AGGRESSIVE DOG BREEDS.** Certain pets will be allowed upon property owner approval. Additional Deposits are charged for any and all pets. Additional deposit required will be \$200 PER PET. No more than 3 pets allowed per home. **All pets must be licensed and insured.**
10. There is NO Smoking of any kind allowed inside any of our units.
11. **A copy of your Renters insurance policy must be provided the day of signing the rental contract.**
12. **If applicant(s) withdraws their application prior to the execution of the rental agreement, then any and all deposits will be forfeited. Applicants are aware that ALL Application fees are NON REFUNDABLE!**
13. Please put the price you are requesting on the application. The owner of the property may make the final decision.
14. No individual will be considered as an applicant for an apartment or home until he/she thoroughly completes an application. **All blanks need to be completed** and we will need a valid picture ID or driver's license, copy of social security card and income verification from all applicants. Any **FALSE** or **MISLEADING** information in the application shall cause the application to be rejected and forfeiture of any deposit. The above standards apply to all applicants. Applications are processed on a first come first served basis. If more than one application is received for a vacancy approval will be based on the receipt of all requested documents and supporting information. Selection of resident will be made within a reasonable time. Integrity Property Management & Parker Properties will verify the information on the application and present complete package to the property owner. The property owner makes the decision regarding final approval of applications. We cannot and will not guarantee that you will get the property that you are applying for

I/WE have read the above and agree by signing below.

X \_\_\_\_\_

Applicant

Date

X \_\_\_\_\_

Co Applicant

Date

**PROPERTY (IES) OF INTEREST LIST BY PRIORITY:**

1. ADDRESS \_\_\_\_\_ RENT \_\_\_\_\_ DEPOSIT \_\_\_\_\_

2. ADDRESS \_\_\_\_\_ RENT \_\_\_\_\_ DEPOSIT \_\_\_\_\_

3. ADDRESS \_\_\_\_\_ RENT \_\_\_\_\_ DEPOSIT \_\_\_\_\_

Have you been offered a move in in special? Yes or No (please circle one) If so what was offered? \_\_\_\_\_

DESIRED MOVE IN DATE \_\_\_\_\_

**APPLICANT INFO**

FIRST NAME \_\_\_\_\_ MI \_\_\_\_\_ LAST NAME \_\_\_\_\_

SSN \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

PHONE (\_\_\_\_) \_\_\_\_\_ CELL (\_\_\_\_) \_\_\_\_\_

LICENSE# \_\_\_\_\_ SMOKE? YES \_\_\_\_\_ NO \_\_\_\_\_ MMC \_\_\_\_\_

EMAIL \_\_\_\_\_

**CO-APPLICANT INFO**

FIRST NAME \_\_\_\_\_ MI \_\_\_\_\_ LAST NAME \_\_\_\_\_

SSN \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

PHONE (\_\_\_\_) \_\_\_\_\_ CELL (\_\_\_\_) \_\_\_\_\_

LICENSE# \_\_\_\_\_ SMOKE? YES \_\_\_\_\_ NO \_\_\_\_\_ MMC \_\_\_\_\_

EMAIL \_\_\_\_\_

**MINORS WHO WILL BE LIVING IN THE RESIDENCE**

NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ DOB \_\_\_\_\_

NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ DOB \_\_\_\_\_

NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ DOB \_\_\_\_\_

NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ DOB \_\_\_\_\_

**APPLICANT- CURRENT ADDRESS**

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

MANAGER \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

START \_\_\_\_/\_\_\_\_/\_\_\_\_ END \_\_\_\_/\_\_\_\_/\_\_\_\_ RENT PAID \_\_\_\_\_

REASON FOR LEAVING \_\_\_\_\_

**APPLICANT- PAST RESIDENCE HISTORY**

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

MANAGER \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

START \_\_\_\_/\_\_\_\_/\_\_\_\_ END \_\_\_\_/\_\_\_\_/\_\_\_\_ RENT \_\_\_\_\_

REASON FOR LEAVING \_\_\_\_\_

**APPLICANT-EMPLOYMENT INFORMATION**

COMPANY \_\_\_\_\_

MANAGER \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

EMPLOYMENT LENGTH \_\_\_\_\_ MONTHLY PAY \_\_\_\_\_

**APPLICANT OTHER EMPLOYMENT INFORMATION**

COMPANY \_\_\_\_\_

MANAGER \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

EMPLOYMENT LENGTH \_\_\_\_\_ MONTHLY PAY \_\_\_\_\_

**CO APPLICANT- CURRENT ADDRESS**

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

MANAGER \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

START \_\_\_\_/\_\_\_\_/\_\_\_\_ END \_\_\_\_/\_\_\_\_/\_\_\_\_ RENT PAID \_\_\_\_\_

REASON FOR LEAVING \_\_\_\_\_

**CO APPLICANT- PAST RESIDENCE HISTORY**

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

MANAGER \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

START \_\_\_\_/\_\_\_\_/\_\_\_\_ END \_\_\_\_/\_\_\_\_/\_\_\_\_ RENT \_\_\_\_\_

REASON FOR LEAVING \_\_\_\_\_

**CO APPLICANT-EMPLOYMENT INFORMATION**

COMPANY \_\_\_\_\_

MANAGER \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

EMPLOYMENT LENGTH \_\_\_\_\_ MONTHLY PAY \_\_\_\_\_

**CO APPLICANT OTHER EMPLOYMENT INFORMATION**

COMPANY \_\_\_\_\_

MANAGER \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

EMPLOYMENT LENGTH \_\_\_\_\_ MONTHLY PAY \_\_\_\_\_

**ADDITIONAL INCOME**

INCOME SOURCE \_\_\_\_\_ AMOUNT \_\_\_\_\_

VERIFY WITH \_\_\_\_\_ PHONE \_\_\_\_\_

**PERSONAL REFERENCES**

NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

**AUTOMOBILE INFORMATION**

MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ PLATE \_\_\_\_\_

MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ PLATE \_\_\_\_\_

**PET INFORMATION (WE HAVE A STRICT NO PIT BULL, MIXED OR OTHERWISE POLICY)**

TYPE \_\_\_\_\_ BREED \_\_\_\_\_ WEIGHT \_\_\_\_\_ AGE \_\_\_\_\_

TYPE \_\_\_\_\_ BREED \_\_\_\_\_ WEIGHT \_\_\_\_\_ AGE \_\_\_\_\_

TYPE \_\_\_\_\_ BREED \_\_\_\_\_ WEIGHT \_\_\_\_\_ AGE \_\_\_\_\_

**ADDITIONAL INFORMATION**

**HAVE YOU OR THE CO-APPLICANT EVER BEEN CONVICTED OF A CRIME?**

\_\_\_\_\_

**DESCRIBE AND DATE** \_\_\_\_\_

\_\_\_\_\_

**HAVE YOU OR THE CO-APPLICANT EVER BEEN OR HAD THE FOLLOWING?**

**EVICTED** \_\_\_\_\_ **CITY** \_\_\_\_\_ **APPROX DATE:** \_\_\_\_\_

**Reason of eviction** \_\_\_\_\_

**BANKRUPTCY? YES OR NO OPEN: Yes or No DISCHARGE DATE:** \_\_\_\_\_

**DO YOU OR THE CO-APPLICANT HAVE ANY JUDGEMENTS** \_\_\_\_\_

\_\_\_\_\_

By initialing below you are in agreement to the following statements

X\_\_\_\_\_X\_\_\_\_\_ I/we represent that the information provided in this application is accurate to the best of my/our knowledge. I understand that any misrepresentation or omission of information is grounds for denial of application or eviction.

X\_\_\_\_\_X\_\_\_\_\_ I/We understand that our actions and behavior during the application process can cause the application to be automatically denied.

X\_\_\_\_\_X\_\_\_\_\_ I/we understand that the information provided may be used by the Landlord to determine whether to accept this application. I/we authorize the Landlord to verify all the information given in this application, including past rent information, personal references and employment information provided. I /we authorized the Landlord to obtain current credit, criminal & eviction check.

X\_\_\_\_\_X\_\_\_\_\_ I/we understand that this application is not a rental agreement and that this application does not create any obligation on the Landlord.

X\_\_\_\_\_X\_\_\_\_\_ I/we understand that any monies given to hold a property is NON-Refundable!!!! Regardless of when the deposit is given. Holding deposits must be given within 24/48 hours of approval. We will continue to offer properties for rent until a holding deposit is given. Properties will not be held for more the 30 days.

X\_\_\_\_\_X\_\_\_\_\_ I/We agree that we have been told that there is no smoking of any kind and I/we have disclosed if I/we carry a Medical Marijuana Card. We know that this a non-smoking house/apartment.

X\_\_\_\_\_X\_\_\_\_\_ I /We understand that all incoming and outgoing phone calls are recorded and are the sole property of Integrity Property Management and Parker Properties... I/We understand that we will be visually and audibly recorded while in the office located at 14444 California Ave suite A and B Victorville Ca 92392.

The undersigned represent that the following information provided in this application is true, complete, and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for denial of application or eviction. Application fees are NON Refundable and will not and cannot be used towards rent or deposits.

The \$40.00 **NON-REFUNDALE** per person fee can be paid by Money Order, or Cashier's Check (we **do not accept personal checks for application fees or for initial move in payments.**)

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

Signature \_\_\_\_\_

Date \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

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

Signature \_\_\_\_\_

Date \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_



APPLICATION AUTHORIZATION FOR RELEASE OF INFORMATION

Applicant's Name \_\_\_\_\_

Applicant's Current Address \_\_\_\_\_

Applicant's Social Security # \_\_\_\_\_

The person named above has applied for a rental with Integrity Property Management/Parker Properties. You and/or your firm have been named by this applicant as a reference as having currently or previously either employed, rented to, extended credit to, or have had financial dealings with this person. The applicant hereby is giving you authorization to release the requested information to us. Your timely cooperation in providing accurate data is greatly appreciated. If you would like to speak to us, you can call (760)241-6882. Please return the questionnaire by either fax (760)241-6582 or email [maribel.integrity@yahoo.com](mailto:maribel.integrity@yahoo.com)

In consideration of my application, I authorize, without any reservation, Integrity Real Estate & Property Management, or Parker Properties and/or its agents to conduct and report research and share with each other, information about my past and current employment, consumer credit history, criminal record, eviction reports, and general public records. I further authorize the research onto the truthfulness of any information provided by me in this application process and any information found as subsequent to any research done.

I understand that an investigation consumer report requested will be used as defined under the Fair Credit Report Act. I release the Credit Reporting Agency and its agents, their respective officers, directors, employees, and all persons, agencies, and providing information or reports about me from all liability arising out of the release of information or reports.

I further understand that Integrity Real Estate & Property Management and Parker Properties may use this authorization form to obtain information relevant to my application and/or tenancy not only during the application process, but also during or after tenancy (should I be granted tenancy).

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Applicant Signature

Date



APPLICATION AUTHORIZATION FOR RELEASE OF INFORMATION

CO-Applicant's Name \_\_\_\_\_

CO-Applicant's Current Address \_\_\_\_\_

CO-Applicant's Social Security # \_\_\_\_\_

The person named above has applied for a rental with Integrity Property Management or Parker Properties. You and/or your firm have been named by this applicant as a reference as having currently or previously either employed, rented to, extended credit to, or have had financial dealings with this person. The applicant hereby is giving you authorization to release the requested information to us. Your timely cooperation in providing accurate data is greatly appreciated. If you would like to speak to us, you can call (760)241-6882. Please return the questionnaire by either fax (760)241-6582 or email [maribel.integrity@yahoo.com](mailto:maribel.integrity@yahoo.com)

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I further understand that Integrity Real Estate & Property Management and/or Parker Properties may use this authorization form to obtain information relevant to my application and/or tenancy not only during the application process, but also during or after tenancy (should I be granted tenancy).

\_\_\_\_\_  
CO- Applicant Signature Date





DEPOSIT –TO-HOLD AGREEMENT

Received from \_\_\_\_\_ . The sum of \$ \_\_\_\_\_

As deposit to hold the property located at \_\_\_\_\_.

The above referenced property will be held until \_\_\_\_\_ (no longer than 30 days) Before taking occupancy, the applicant(s) agrees to pay (A) one months rent and (B) deposit and (C) any other charges listed below. Applicant(s) understand that the above listed Deposit-to-Hold will be applied against the Security Deposit listed below. Integrity Property Management, Parker Properties and or owners of the property reserves the right to reject this rental application at any time prior to the execution and delivery of the rental agreement.

**If applicant(s) withdraws their application prior to the execution of the rental agreement, then the above listed deposit will be forfeited.**

\*\*\*\*\*

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

Security Deposit \$ \_\_\_\_\_

Pet Deposit \$ \_\_\_\_\_

Other Charges \$ \_\_\_\_\_

TOTAL DUE \$ \_\_\_\_\_

LESS DEPOSIT \$ \_\_\_\_\_ PAID WITH APPLICATION

BALANCE DUE AT MOVE IN (if application is accepted) \$ \_\_\_\_\_



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

CO-Applicant \_\_\_\_\_ Date \_\_\_\_\_

Primary email \_\_\_\_\_ Primary phone \_\_\_\_\_



