



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 person applying.
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 with the last 2 months of current earning statements. Self-employed individual verification through tax returns and 6 months of current bank statements.
6. Credit score of 600 or better.
7. Prior and current rent history. It is up to the applicant to provide proof of rent payments- ie. Receipts, or cashed checks.
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 (____) _____ Fax:(____) _____

START ____/____/____ END ____/____/____ RENT PAID _____

REASON FOR LEAVING _____

APPLICANT- PAST RESIDENCE HISTORY

ADDRESS _____

CITY _____ STATE _____ ZIP _____

MANAGER _____ PHONE (____) _____ Fax(____) _____

START ____/____/____ END ____/____/____ RENT _____

REASON FOR LEAVING _____

APPLICANT-EMPLOYMENT INFORMATION

COMPANY _____

MANAGER _____ PHONE (____) _____ Fax(____) _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

EMPLOYMENT LENGTH _____ MONTHLY PAY _____

APPLICANT OTHER EMPLOYMENT INFORMATION

COMPANY _____

MANAGER _____ PHONE (____) _____ Fax(____) _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

EMPLOYMENT LENGTH _____ MONTHLY PAY _____

CO APPLICANT- CURRENT ADDRESS

ADDRESS _____

CITY _____ STATE _____ ZIP _____

MANAGER _____ PHONE (____) _____ Fax(____) _____

START ____/____/____ END ____/____/____ RENT PAID _____

REASON FOR LEAVING _____

CO APPLICANT- PAST RESIDENCE HISTORY

ADDRESS _____

CITY _____ STATE _____ ZIP _____

MANAGER _____ PHONE (____) _____ Fax(____) _____

START ____/____/____ END ____/____/____ RENT _____

REASON FOR LEAVING _____

CO APPLICANT-EMPLOYMENT INFORMATION

COMPANY _____

MANAGER _____ PHONE (____) _____ Fax(____) _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

EMPLOYMENT LENGTH _____ MONTHLY PAY _____

CO APPLICANT OTHER EMPLOYMENT INFORMATION

COMPANY _____

MANAGER _____ PHONE (____) _____ Fax(____) _____

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 _____ Name _____

TYPE _____ BREED _____ WEIGHT _____ AGE _____ Name _____

TYPE _____ BREED _____ WEIGHT _____ AGE _____ Name _____

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 behalf of 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 14281 7th Street Victorville Ca 92395

X_____X_____ I/We understand that after we turn in our application we are **NOT** to contact Dave for any further information in regards to getting the application processed. Dave does not have any say in the approval of this application and contacting him will not help to get your application processed any quicker.

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 integrityrealestateca@gmail.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).

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 integrityrealestateca@gmail.com

In consideration of my application, I authorize, without any reservation, Integrity Real Estate & Property Management, 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/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. Deposits are NON Refundable.

Applicant _____ Date _____

CO-Applicant _____ Date _____

Primary email _____ Primary phone _____



NOTES OR ADDITIONAL INFORMATION: _____

REV 10/18/17

