

Tuscan Sun Property Management

2185 Churn Creek Rd, Suite L, Redding CA 96002

Phone 530-605-4110

Fax 530-605-4116

RENTAL APPLICATION

**** Please read the back of the application before submitting application ****

Desired Property: 1st Choice: _____ 2nd Choice: _____

Desired Move in Date _____ Have you viewed the Interior: Yes / No

Applicants Name _____ Maiden / Alias: _____

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: _____ Rent amount _____ City _____ State _____ Zip _____

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

Previous Address: _____ Rent amount _____ City _____ State _____ Zip _____

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

Previous Address: _____ Rent amount _____ City _____ State _____ Zip _____

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

**** You must go back 5 years, if you have more rental reference than above spaces provided, include on a separate sheet ****

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: _____

Application Requirements and Helpful Information

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.

Our Application Process:

A \$35.00 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 applying with roommates, all roommate applications must be turned in before processing can begin. You may submit your application via email / fax/ tuscansunredding.com.

Please allow three (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 for any property** (via cash/check if submitted in office)
- Current Photo Identification**
- Verifiable rental history of at least 5 years from unbiased (non-family or friend) references**
- Verification of income that is three times the amount of rent. Have been employed with same employer for a year or longer. If self-employed submit current tax return OR paystub. If you just started a new job submit a hire letter on company letterhead.**
- If you have a pet, provide a picture and current proof of rabies vaccination. ****Breed Restrictions Contact our office******
 - If you have an emotional support animal, supply proper documentation, photo of animal, proof of current rabies, and must have our form signed by their health provider prior to approval.**
 - If you have a service animal, provide a picture of your animal.**

****I have read and understand the criteria (initials _____)**

Guarantor (Cosigner): After Management reviews your application and determines that you do not meet all the above requirements, they may request a Guarantor. Not all property owners take Guarantors. Guarantor must complete an application and provide the above required information. Guarantors must be a California resident, have a credit score of at least 700, currently employed with verifiable income. ****Guarantor agreement is for the length of the tenancy and is a guarantor for the unit NOT an individual.***

Pet Policy: If the unit you apply for considers pets, there is an additional security deposit required per pet (or maximum allowed by Calif. Civil Code)

Reasons for Denial:

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

Or; Eviction(s) under ten (10) years.

Or; Poor credit, no 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; Lack of length of employment

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 within 24-hours of approval, or we will move forward with the next applicant in line. After the good faith deposit is received, you must take possession within 14 days of receipt of Good Faith Deposit or unit readiness, if unit is not currently ready.

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 \$30.00. 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

Date