

Farrell Smyth Inc.

A Real Estate Company

21 Santa Rosa Street, Suite 250, San Luis Obispo, CA. 93405

Phone: (805)543-2636

Fax: (805)543-3083

www.farrellsmyth.com

Address of Property: _____

The processing time for an application varies; you may call the office during business hours to check on the status of an application.

- This application may be used for all rental properties listed by Farrell Smyth, Inc.
- **\$20 Application Fee due at the time application is submitted. Application fee can be paid by personal check, cashier's check, or money order made out to Farrell Smyth, Inc.**
- Applications that require a co-signor must fill out the "Addendum B: Guaranty of Lease" and have it **notarized** upon being approved.
- Applicants without a co-signor require a credit check. Please ask office staff for current cost to perform a credit check.
- Applicant's employment and/or other sources of income will be verified. Applicants who are retired or self-employed must provide written verification of income at the time the application is submitted. Such items include, but are not limited to, 1099s or bank statements.
- Current and prior landlord references will be checked.
- A photo copy of a valid driver's license or identification card is required with application. Please attach a copy to your completed application.
- This application must be complete prior to submitting it in to the office. Incomplete applications will not be processed.

By signing below, you are giving permission for your financial information to be released to Farrell Smyth, Inc. for the purpose of income verification. Additionally, by signing this rental application, you are giving permission for the current and prior tenant information to be released to Farrell Smyth, Inc. for the tenancy verification.

Applicants Signature: _____

Date: _____

Contact Phone #: _____

Email Address: _____

Application Checklist:

- \$20 Application Fee
- This Form
- Application to Rent
- Copy of ID
- Verification of Income or Guaranty of Lease



I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) tenant, tenant with co-tenant(s) or guarantor/co-signor.
Total number of applicants _____

2. PREMISES INFORMATION
Application to rent property at _____ ("Premises")
Rent: \$ _____ per _____ Proposed move-in date _____

3. PERSONAL INFORMATION
A. FULL NAME OF APPLICANT _____
B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)
C. Social security No. _____ Driver's license No. _____
State _____ Expires _____
D. Phone number: Home _____ Work _____ Other _____
E. Email _____
F. Name(s) of all other proposed occupant(s) and relationship to applicant _____
G. Pet(s) or service animals (number and type) _____
H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____
I. In case of emergency, person to notify _____
Relationship _____
Address _____ Phone _____
J. Does applicant or any proposed occupant plan to use liquid-filled furniture? No Yes Type _____
K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? No Yes
If yes, explain _____
L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? No Yes
If yes, explain _____
M. Has applicant or any proposed occupant ever been asked to move out of a residence? No Yes
If yes, explain _____

4. RESIDENCE HISTORY
Current address _____ Previous address _____
City/State/Zip _____ City/State/Zip _____
From _____ to _____ From _____ to _____
Name of Landlord/Manager _____ Name of Landlord/Manager _____
Landlord/Manager's phone _____ Landlord/Manager's phone _____
Do you own this property? No Yes Did you own this property? No Yes
Reason for leaving current address _____ Reason for leaving this address _____

5. EMPLOYMENT AND INCOME HISTORY
Current employer _____ Supervisor _____ From _____ To _____
Employer's address _____ Supervisor's phone _____
Position or title _____ Phone number to verify employment _____
Employment gross income \$ _____ per _____ Other \$ _____ per _____ Source _____
Previous employer _____ Supervisor _____ From _____ To _____
Employer's address _____ Supervisor's phone _____
Position or title _____ Employment gross income \$ _____ per _____

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1991-2011, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

LRA REVISED 4/11 (PAGE 1 OF 2)

Applicant's Initials (_____) (_____)

Reviewed by _____ Date _____



APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____
 Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____

8. NEAREST RELATIVE(S)

Name _____ Address _____
 Phone _____ Relationship _____
 Name _____ Address _____
 Phone _____ Relationship _____

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain credit report on applicant.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: _____
 Address _____ City _____ State _____ Zip _____

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

Applicant has paid a nonrefundable screening fee of \$ _____, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.org. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$42.06 as of 2009.)

\$ _____ for credit reports prepared by _____;
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ _____ for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____

The undersigned has received the screening fee indicated above.

Landlord or Manager or Agent Signature _____ DRE Lic. # _____ Date _____

The copyright laws of the United State (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1998-2011, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.
 THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.
 This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
 a subsidiary of the California Association of REALTORS®
 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____



**ADDENDUM B
GUARANTY OF LEASE AGREEMENT**

In consideration of the consent of Landlord entering into the Rental Agreement of _____
Student's Name

and pursuant to the Rental Agreement for the property _____
Property Address

attached hereto and incorporated, I _____
Guarantor Name

herein guarantee jointly and severally to: i) guarantee unconditionally to the Landlord and Landlord's agents, successors and assigns, the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs, attorney fees, including enforcing the Agreement; ii) consent to any changes, modifications or alterations of any term of this Agreement including lease extensions, agreed to by the Landlord and Tenant; and iii) waive any right to require Landlord and/or Landlord's agents to proceed against Tenant for any default occurring under this Agreement before seeking to enforce the Guarantee. Guarantor agrees that the obligation shall in no way be terminated, affected, or impaired by reason of any action which Landlord may take, or fail to take against Tenant, or by reason of any waiver of, or failure to enforce, any of the rights or remedies to Landlord in said Rental agreement and all amendments thereto. In witness whereof, the undersigned Guarantors have executed this

Guaranty, in the presence of a

notary, on the _____ day of _____.

Guarantor

Address

City, State, Postal Code

Phone Number

Email

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____ }

On _____ before me, _____

Personally appeared _____
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature of Notary Public

FOR NOTARY SEAL OR STAMP

