

APPLICATION PROCESS

Thank you for your interest in this property. Please read this page and provide all information that is requested.

Completed application check list:

Rental Application

- One rental application per adult (18 years or older)
Complete all fields and sign all required spaces

Application Fee

- \$30.00 per application, payable by cash, cashier's check, or money order
Made payable to: Landmark Property Management

Income Verification (At least one required for each applicant)

- Copies of your two most recent pay stubs
- If self-employed, copies of your two most recent income tax returns
- Documentation of any recurring certification (e.g. bank statements, dividends, etc.)

To qualify, you must meet the following requirements:

Income - Combined gross monthly income must be at least three times monthly rent and must be verifiable.

Credit History - An applicant's credit history must be currently satisfactory. If your credit history shows any derogatory comments, we may reject your rental application.

Rental History - You must have satisfactory rental references from your current and previous landlords. If you have ever been evicted or sued for any lease violation, we may reject your rental application.

Submitting your application:

E-mail your completed application to Steve@Landmark-PM.com -OR- Mail it to Landmark Property Management, P.O. Box 700416, San Jose, CA 95017. No application will be processed without receipt of the application fee.

Please note that if you are accepted, you will have 24 hours to sign the lease. The security deposit shall be paid in the form of a cashier's check or money order at the time of signing the lease. The property will continue to be made available to other applicants until it has been leased.

Landmark Property Management is an equal housing opportunity provider.



Revision Date: 3/3/2014

APPLICATION TO RENT

Tenant
 Guarantor

(All sections must be completed) **Individual applications required from each occupant 18 years of age or older.**

Last Name		First Name		Middle Name		Social Security Number or ITIN	
Other names used in the last 10 years				Work phone number ()		Home phone number ()	
Date of birth		E-mail address				Mobile/Cell phone number ()	
Photo ID/Type		Number		Issuing government		Exp. date	
Other ID							
1. Present address		City		State		Zip	
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out						Current rent \$ /Month	
2. Previous address		City		State		Zip	
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out							
3. Next previous address		City		State		Zip	
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out							
Proposed Occupants: List all in addition to yourself	Name			Name			
	Name			Name			
	Name			Name			
Do you have pets?	Describe			Do you have a waterbed?	Describe		
How did you hear about this rental?							
A. Current Employer Name				Job Title or Position		Dates of Employment	
Employer address				Employer/Human Resources phone number ()			
City, State, Zip				Name of your supervisor/human resources manager			
Current gross income				Check one			
\$				Per <input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year			
B. Prior Employer Name				Job Title or Position		Dates of Employment	
Employer address				Employer/Human Resources phone number ()			
City, State, Zip				Name of your supervisor/human resources manager			
Other income source _____ Amount \$ _____ Frequency _____							
Other income source _____ Amount \$ _____ Frequency _____							



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Name of your bank	Branch or address	Account Number

Please list ALL of your financial obligations below.

Name of Creditor	Address	Phone Number	Monthly Pymt. Amt.
		()	
		()	
		()	
		()	
		()	
		()	

In case of emergency, notify:	Address: Street, City, State, Zip	Relationship	Phone
1.			
2.			

Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation	Phone
1.				
2.				

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Other motor vehicles: _____

Have you ever filed for bankruptcy? _____ Have you ever been evicted or asked to move? _____

Have you ever been convicted of selling, distributing or manufacturing illegal drugs? _____

Applicant represents that all the above statements are true and correct, authorizes verification of the above items and agrees to furnish additional credit references upon request. Applicant authorizes the Owner/Agent to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history. Applicant consents to allow Owner/ Agent to disclose tenancy information to previous or subsequent Owners/Agents.

Owner/Agent will require a payment of \$ _____, which is to be used to screen Applicant.

The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ _____
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ _____
3. Total fee charged \$ _____

The undersigned is applying to rent the premises designated as:

Apt. No. _____ Located at _____

The rent for which is \$ _____ per _____. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of \$ _____, before occupancy.

_____ Date

_____ Applicant (signature required)



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DISCLOSURE AND AUTHORIZATION

Applicant understands and agrees that 1. This is an application to rent only and does not guarantee that applicant will be offered the Premises. 2. Landmark Property Management may accept more than one application for the premises and, using their sole discretion, will select the best qualified applicant.

Applicant represents the above information to be true and complete, and here by Landmark Property Management to: 1. Verify the information provided. 2. Obtain a credit report on applicant and other reports, warnings and verifications on and about applicant, which may include, but not limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, employment and tenant history. Applicant further authorizes Landmark Property Management to disclose information to prior or subsequent owners and/or agents.

If application is not fully completed, or received without screening fee: 1. Application will not be processed, and 2. The application and screening fee will be returned.

Applicants Signature

Date

Revision Date: 1/10/2014



P.O. Box 700416, San Jose, CA 95170
408-489-1412 Direct
Steve@Landmark-PM.com E-Mail