

Each Adult who plans to reside at the property, 18 years and older must sign and complete a separate application  
All blanks must be filled in on the application. Where a question does not apply, please write "none" or "N/A"

Property: \_\_\_\_\_ Rent \$ \_\_\_\_\_ Security Deposit \$ \_\_\_\_\_

Anticipated Move-in Date: \_\_\_\_\_ how did you hear about this property? (Circle one) Sign Newspaper Internet Other

**TERMS AND CONDITIONS (Applicant agrees to the following terms and conditions in applying for this property)**

**General guidelines** to qualify for renting is that you have a legal and verifiable income of approximately 2 ½ – 3 times the monthly rental rate, reasonably good credit with NO evictions in the past 5 years and NO current bankruptcy proceedings, and you must have at least 3 years of good rental history or property ownership. If a co-signer is necessary, the co-signer must also submit a completed application with a processing fee. The acceptance of a co-signer is not normal policy and may or may not be acceptable.

**A non-refundable \$25.00 processing fee** is required, No exceptions. This fee is to obtain a credit report, verification of income, and verification of rental history/ownership. Once the process to check the information on the application has begun, your application fee will not be refunded regardless of the outcome. Applications may be submitted toward any of our available properties for 30 days.

**Include a Copy** of driver's license or other acceptable government issued picture ID and copy of Social Security card, this is for your protection and we can make copies for you.

**Upon approval** If the applicant desires to hold the property and have it taken off the market they will have 24 hours to submit a Holding Deposit equal to the monthly rent, which will be applied to the Security Deposit due upon signing the Rental Agreement. All deposits and first month's rent must be paid prior to occupancy in the form of a certified check, cashier's check, or money order - **personal checks will NOT be accepted.**

**CREDIT HISTORY**

- Good Credit is required. If there are credit blemishes you may be denied or required to pay additional Security Deposit and/or provide a co-signer
- Any collection, unlawful detainer action or eviction filed by a property manager or landlord may result in application being denied.
- Any bankruptcy proceedings must be discharged prior to submitting an application.

**INCOME**

- All applicants must prove their actual income is from legitimate sources – unverifiable income will NOT be considered.
- Income must be a least two and one-half to three (2 ½ - 3) times the rental amount for the property of interest.
- Current employment: please provide a copy of your most recent earnings statement (paystub) including YTD with your application.
- Self-Employed: please provide a copy of last two years tax return including schedule C and most recent 2 months bank statements.
- If you are relying on income from other sources, such as Social Security, AFDC, child support, etc. please provide documentation to verify this income at time the application is submitted.

**RENTAL HISTORY**

- All applicants must provide positive landlord references from a non-family source for at least the previous three years, if you are unable to fulfill this requirement your application may be denied or you may be required to pay additional security deposit and/or provide a co-signer
- Multiple late payments and/or NSF checks may result in the application being denied.
- Unpaid past due rent, property damage or disturbances may result in the application being denied.
- All Applicants must have satisfactorily completed their existing contract.

**OFFICE INFORMATION**

Cornette Property Management  
5655 Walnut Avenue  
Orangevale, CA 95662  
Phone: (916) 988-5357  
Directions:

www.Cornettemgmt.com

Office Hours: Monday to Friday  
8:00a.m. to 5:00p.m.  
Closed for Lunch Noon to 1:00p.m.  
Closed Holidays

We are located directly on the corner of Madison Avenue and Pershing Avenue which is about ¼ mile east of Hazel Avenue.

**AUTHORIZATION TO RELEASE INFORMATION TO PROSPECTIVE LANDLORD OR PROPERTY MANAGER**

I, represent that I am applying to rent a residential premises from Cornette Property Management. Each of the parties stated within is hereby requested and authorized to speak with or communicate with the prospective Cornette Property Management for the purpose of discussing any tenancy or employment. There are no limitations or restrictions regarding what may be discussed or revealed to Cornette Property Management. You are also herewith given express permission and consent to provide copies of my entire tenancy file to Cornette Property Management. I hereby hold the named parties free and harmless of any liability for providing written or verbal information and/or discussing the quality of my tenancy or employment with Cornette Property Management. A photocopy of this release is as valid as an original thereof, even though the photocopy does not contain an original writing of my signature.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**We will not be able to process your application if it is not signed and dated on BOTH PAGES**

Personal Information

Name First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_

Social Security # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Drivers License # \_\_\_\_\_ AKA (if any) \_\_\_\_\_

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_ E-Mail \_\_\_\_\_

Have you ever been evicted or asked to vacate? Yes or No Explain: \_\_\_\_\_

Have you ever filed Bankruptcy? Yes or No what year? \_\_\_\_\_ has it been discharged? Yes or No

Do you plan on providing Daycare/Childcare at the property? Yes or No Does anyone moving into the property smoke? Yes or No

Do you have liquid filled furniture? Yes or No If Yes, Proof of Liability Insurance will be required at the time of move in.

Do you have Renter's Insurance? Yes or No Company \_\_\_\_\_ Policy # \_\_\_\_\_ Phone Number \_\_\_\_\_

How many people will be living in the property? \_\_\_\_\_ List names and ages \_\_\_\_\_

Current Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Length of Residence: From \_\_\_\_\_ To \_\_\_\_\_ Monthly Rental Rate \$ \_\_\_\_\_ Are you the Owner? Yes or No

Current Landlord \_\_\_\_\_ Phone Number \_\_\_\_\_ Owner or Manager (circle one)

Did you always pay rent on time? Yes or No (if No explain) \_\_\_\_\_ Reason for moving \_\_\_\_\_

Previous Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Length of Residence: From \_\_\_\_\_ To \_\_\_\_\_ Monthly Rental Rate \$ \_\_\_\_\_ Were you the Owner? Yes or No

Previous Landlord \_\_\_\_\_ Phone Number \_\_\_\_\_ Owner or Manager (circle one)

Do you have any pets? Yes or No if Yes, how many? \_\_\_\_\_ Describe (Type / Breed / Sex / Age / Weight): \_\_\_\_\_

Please check with our office before submitting this application to determine if your type of pet will be acceptable. If your pet or pets are allowed an increased security deposit will be required. The following breeds will not be considered: Rottweiler, Doberman or any breed commonly referred to as a "pit bull". Dogs over 40 pounds will require proof of "Renter's Insurance". We will need a current picture of your pet(s) and a current shot record.

Vehicle Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ License #/State \_\_\_\_\_

Vehicle Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ License #/State \_\_\_\_\_

How many total Vehicles? \_\_\_\_\_ List others (including Boats/RV's etc) \_\_\_\_\_

Emergency Information

Person to Notify in case of Emergency: Name \_\_\_\_\_ Address \_\_\_\_\_ Phone Number \_\_\_\_\_

Employment History

Present Employer \_\_\_\_\_ Address \_\_\_\_\_ Phone Number \_\_\_\_\_

Length Employed \_\_\_\_\_ Position \_\_\_\_\_ Monthly Salary \$ \_\_\_\_\_ Additional Monthly Income \$ \_\_\_\_\_

Bank /Branch \_\_\_\_\_ Checking Acct # \_\_\_\_\_ Savings Account # \_\_\_\_\_

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I have read and agree to all of the above and certify that the above information is complete and correct. Applicant hereby authorizes verification of any and all information set forth on this application and authorizes Cornette Property Management to make any inquiries they feel necessary to evaluate the information provided including credit check, landlord and employment verifications. This application is the property of Cornette Property Management.

Signature \_\_\_\_\_ Date \_\_\_\_\_

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