



CEDAR PROPERTIES
 Phone: 510.834.0782
 www.cedarproperties.com

55 Santa Clara Ave., Ste. 170
Oakland, CA 94610
Fax. 510.588.5465

Rental Application

Please Include a \$25 Processing Fee

Property Address:		Unit #:	
Personal Information			
Name (First, Middle, Last):		Phone:	
		Cell Phone:	
		Email Address:	
SSN#:	Date of Birth:	DL#:	State:
2 nd Resident:		Social Security Number:	
3 rd Resident:		Social Security Number:	
Rental History			
Present Address:			
Rent / Own	Rental/Mortgage Amount: \$ _____	Date Range:	Reason for Leaving:
Landlord Name/Mortgage Co.:		Phone Number:	
1 st Previous Address:			
Rent / Own	Rental/Mortgage Amount: \$ _____	Date Range:	Reason for Leaving:
Landlord Name/Mortgage Co.:		Phone Number:	
2 nd Previous Address:			
Rent / Own	Rental/Mortgage Amount: \$ _____	Date Range:	Reason for Leaving:
Landlord Name/Mortgage Co.:		Phone Number:	
3 rd Previous Address:			
Rent / Own	Rental/Mortgage Amount: \$ _____	Date Range:	Reason for Leaving:
Landlord Name/Mortgage Co.:		Phone Number:	
Employment			
Present Employer:		Contact Person:	
Address:		Phone #:	
Position	Salary (mo): \$	How Long:	

Receipt for Resident Screening and/or Credit Checking Fees

On the date on reverse, Cedar Properties received \$ _____ for screening fee and \$ _____ as a holding deposit from the undersigned, hereafter called "Applicant," who offers to rent from Cedar Properties the premises located at: _____ Unit #: _____ City: _____, CA Zip: _____. Applicant authorizes verification of information supplied by applicant via methods, which may include, but are not limited to, tenant screening and credit checking.

Personal References please do not list relatives

Personal Reference #1	Relationship	Phone #
Personal Reference #2	Relationship	Phone #
Personal Reference #3	Relationship	Phone #

In Case of Emergency

Notify:	Relationship	
Address	City State	
Phone #	Alt #	2 nd Alt #

Will you have pets? Y/N: Breed:

Applicant Pre-Qualifying Questions:

Have you ever filed for bankruptcy? Y / N (Circle) Explain:

Have you ever been evicted or asked to move? Y / N (Circle) Explain:

Have you ever been given a three-day notice? Y / N (Circle) Explain:

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

(Automobile) Make:	Model:	Year:	License #:
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Applicants represents that all the above statements are true and correct and hereby authorizes verification of the above terms including, but not limited to, the obtaining of a credit report, eviction history, and agrees to furnish additional credit reference(s) upon request. Applicants consent to allow Cedar Properties to disclose tenancy information to previous or subsequent owner/managers.

Owner will require a payment of \$ _____, which is to be used to screen applicants with regards to credit history and other background information. The undersigned makes application to rent housing accommodations designated as:

Unit No. _____ located at: _____. The rent for which is \$ _____ per _____ and upon approval of this application agrees to sign a rental agreement and to pay all sums due, including required security deposit of \$ _____, before occupancy.

Applicants Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

Optional Holding Deposit

A deposit of \$250.00 is required if applicant wishes to secure the rental unit, otherwise the rental unit will be offered to other applicants on a first-come, first-served basis. The \$250.00 holding deposit will be credited toward the first month's rent at the lease signing. Should any statement made in the above application be a misrepresentation or untrue, as much as \$200.00 of this deposit may be retained as compensation to the agent for reviewing applicant's credit reports and/or holding the unit off the market.

Upon initiation of the application process, all co-applicant and cosigner application and any requested documentation necessary for processing must be submitted within 72 hours, otherwise the entire \$250.00 deposit can be forfeited as liquidated damages in payment for holding the unit off the market. Initiation of the application process is defined as submission of holding deposit or application.

If application is accepted, lease is to be executed at agent's office within 72 hours after applicant is notified of such acceptance. Notification shall be defined as a phone call, email, or voice message left with applicant or co-applicant. If applicant is not accepted as a resident within 3 days, the deposit will be returned, except as otherwise noted. If application is accepted and applicant does not sign lease within 72 hours after notification, the entire \$250.00 deposit can be forfeited as liquidated damages in payment for holding the unit off the market.

I have read the forgoing and wish to hold the unit off the market with the "Optional Holding Deposit"

Applicants Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

Payment is to be used to screen "Applicant" with regards to credit history and other background information. 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 (cannot exceed \$30 per applicant in 1998 dollars) \$ _____

Date: _____ Owner/Agent: _____

