

CEDAR PROPERTIES

Phone: 510-834-0782
www.cedarproperties.com

55 Santa Clara Ave. #170
Oakland, CA 94610
Fax: 510-588-5465

RENTAL APPLICATION

Please Include a \$25 Processing Fee

Property Address _____ Apt # _____

Name (First, Middle Initial, Last): _____ Phone: _____

Cell Phone: _____ E-Mail Address: _____

Social Security Number: _____ Date of Birth: _____

Drivers License Number: _____ State: _____

2nd Proposed Resident: _____ Social Security Number: _____

3rd Proposed Resident: _____ Social Security Number: _____

(Individual Applications Required From Each Occupant 18 Years of Age or Older.)

Present Address: _____ City: _____

State: _____ Zip: _____ How Long: _____

Owner/Agent Name: _____ Phone: _____

1st Previous Address: _____ City: _____

State: _____ Zip: _____ How Long: _____

Owner/Agent Name: _____ Phone: _____

2nd Previous Address: _____ City: _____

State: _____ Zip: _____ How Long: _____

Owner/Agent Name: _____ Phone: _____

3rd Previous Address: _____ City: _____

State: _____ Zip: _____ How Long: _____

Owner/Agent Name: _____ Phone: _____

Have you ever been evicted or asked to move? _____

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

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

Present Employer: _____ Contact Person: _____

Address: _____ Phone # _____

Position: _____ Salary (Mo): _____ How Long: _____

Receipt for Tenant Screening And/Or Credit Checking Fees

On the date on reverse, Cedar Properties received \$ _____ for screening fees and \$ _____ as a holding deposit from the undersigned, hereinafter called "Applicant," who offers to rent from Cedar Properties the premises located at:

Apt #: _____ Address _____ 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.

Will You Have Pets (y or n): _____ Describe: _____
Will You Have Liquid Filled Furniture (y or n): _____ Describe: _____

NOTE: For personal references, please do not list relatives.

Personal Reference 1: _____ Relationship: _____ Phone #: _____
Personal Reference 2: _____ Relationship: _____ Phone #: _____
In Case of Emergency, notify: _____ Relationship: _____
Address: _____ City, State: _____ Zip: _____
Phone #: _____ Alternate Ph #: _____ 2nd Alternate Ph #: _____

Have you ever filed for bankruptcy? _____ Have you ever been evicted or asked to move? _____
Have you ever been convicted for selling, distributing or manufacturing illegal drugs? _____

Applicant 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 and agrees to furnish additional credit references upon request. Applicant consents 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 Applicant with regards to credit history and other background information. The undersigned makes application to rent housing accommodations designated as:

Apt. 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.

Applicant 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 apartment off the market.

Upon initiation of the application process, all co-applicant and cosigner applications 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 apartment 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 apartment off the market.

I have read the foregoing and wish to hold the apartment off the market with the "Optional Holding Deposit"

Applicant 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 currently exceed \$30 per applicant in 1998 dollars) \$ _____

Date: _____ Owner/Agent: _____