



Pacific Villas

925 N. Vulcan Ave.
Encinitas, CA 92024

Rental Application Qualifying Requirements

- **Application to rent must be completed by all applicants over 18 years old.**
- **All sections of the application must be completed and it must be signed.**
- **A credit check is required on all applicants.**
- **Copies are required of the applicants':**
 - **Current valid drivers' license**
 - **Social security card**
 - **3 current pay stubs or similar proof of income.**
- **All applicants must have a credit score of 700 or greater.**
- **Source of income / employment will be verified.**
- **Three years of rental history is required and will be verified.**
- **The applicants' monthly income must be at least 2.5 times the rent.**
- **Co-signers are not accepted.**
- **All payments must be made with cash, cashier's check or money order.**
Personal checks will be accepted after 30 days of residency.
- **If you are unable to provide any of the documents listed above please see the manager for alternatives.**

If you have any questions concerning the application please contact the manager Debbie at 760-753-1989 or pvencinitas@gmail.com

Phone: 760-753-1989 Fax: 760-557-2304

☐ Tenant
☐ Guarantor

Name of Applicant:

APPLICATION TO RENT

(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		Landlord Name		Landlord phone number
	Reason for moving out					Current rent \$ /Month	
2.	Previous address						City State Zip
	Date in		Date out		Landlord Name		Landlord phone number
	Reason for moving out					Rent at move-out \$ /Month	
3.	Next previous address						City State Zip
	Date in		Date out		Landlord Name		Landlord phone number
	Reason for moving out					Rent at move-out \$ /Month	
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 _____							



☐ Tenant
☐ Guarantor

Name of Applicant:

Name of your bank	Branch or address	Account Number	Type of Acct

Please list ALL of your financial obligations below.

Name of Creditor	Address	Phone Number	Monthly Pmt. 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? _____



Name of Applicant:

☐ Landlord does not intend to request an investigative consumer report regarding the Applicant.

TransUnion

PO Box 1000, Chester, PA 19022

If you would like a copy of the report(s) that is/are prepared, please check the box below:

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 Landlord 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 Landlord to disclose tenancy information to previous or subsequent Landlords.

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

Apt. No. _____ Located at 925 N. Vulcan Ave., Encinitas, CA 92024

Date _____

***Applicant* (signature required)**



CALIFORNIA APARTMENT ASSOCIATION CODE FOR EQUAL HOUSING OPPORTUNITY

The California Apartment Association supports the spirit and intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin.

The California Apartment Association reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public.

Therefore, as members of the California Apartment Association, we agree to abide by the following provisions of this Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy.
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering."
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.



RENTAL APPLICANT REFERENCE FORM

- This form is used to obtain information regarding the rental history of Applicants for rental housing.
- The Landlord requesting this information must receive authorization from the Applicant before obtaining the information. Such authorization is granted if Applicant's signature is provided in Section 1. Copies of this form and of the Applicant's signature are acceptable. The Applicant may be contacted to verify the authenticity of this request. **Please mail or fax this form to the person listed in section 2 as soon as possible (within 24-48 hours)**

TO BE COMPLETED BY APPLICANT

1. Authorization by rental Applicant for the release of information

I hereby authorize the release of the information requested on this Rental Applicant Reference Form. I hereby acknowledge that the Landlord can make copies of this executed page in order to obtain the information requested.

Name _____ Phone number (_____) _____

Signature _____ Date _____

TO BE COMPLETED BY LANDLORD

2. Person requesting the rental reference

Name of Landlord _____

Address _____ Unit # _____

City _____ State _____ Zip _____

Phone number (_____) _____ Fax number (_____) _____

3. Applicant's rental information

Name of rental community (if any) _____

Address of rental unit _____ Unit # _____

City _____ State _____ Zip _____

Name of Landlord _____

Phone number (_____) _____ Fax number (_____) _____

Move-in date: Month _____ Year _____ Move-out date: Month _____ Year _____ or ☐ current resident

TO BE COMPLETED BY FORMER OR CURRENT LANDLORD

4. Rental reference information

Did Applicant live at your property during the period indicated above? ☐ Yes ☐ No. Last effective monthly rent? \$ _____

If no, what were the dates of occupancy? From (month/year): _____ / _____ To (month/year): _____ / _____

How many times during the past 12 months did Applicant pay the rent late? ☐ 0 ☐ 1-2 ☐ 3-5 ☐ 6 or more

Was any check from Applicant returned due to non-sufficient funds (NSF)? ☐ Yes ☐ No

Did you ever file for an unlawful detainer against Applicant for unpaid rent? ☐ Yes ☐ No

If yes, what was the result? _____

Does Applicant owe any amount for delinquent rent, utilities or damage to unit? ☐ Yes ☐ No

Did Applicant provide notice for ending tenancy according to the terms of the rental agreement? ☐ Yes ☐ No

☐ Not applicable because Applicant still resides at unit

Did you ever serve a Three Day Notice to Applicant ☐ Yes ☐ No

If yes, please explain: _____

Information provided by: Name _____ Phone number (_____) _____

Information obtained by: ☐ Phone ☐ Mail ☐ Fax



EMPLOYMENT VERIFICATION FORM

- This form is used to obtain information regarding the employment history of Applicants for rental housing. The information provided by the current or former Employer may be used solely for the purpose of evaluating the application for rental housing.
- The Landlord requesting this information must receive authorization from the Applicant before obtaining the information. Such authorization is granted if Applicant's signature is provided in Section 1. Copies of this form and of the Applicant's signature are acceptable. The Applicant may be contacted to verify the authenticity of this request. **Please mail or fax this form to the person listed in section 2 as soon as possible (within 24-48 hours)**

TO BE COMPLETED BY APPLICANT

1. Authorization by rental Applicant for the release of information

*I hereby authorize the release of the information requested on this Employment Verification Form to the Landlord listed below.
I hereby acknowledge that the Landlord can make copies of this executed page in order to obtain the information requested.*

Name _____ Phone number (_____) _____

Signature _____ Date _____

TO BE COMPLETED BY LANDLORD

2. Person requesting the employment reference

Name of Landlord _____

Address _____ Unit # _____

City _____ State _____ Zip _____

Phone number (_____) _____ Fax number (_____) _____

3. Applicant's employment information:

☐ Present **OR** ☐ Prior Occupation (check one)

Employer Name _____

Employer Address _____

City _____ State _____ Zip _____

Supervisor's/HR Manager's Name _____ Employer/HR Phone number (_____) _____

Beginning and Ending Dates of Employment _____

Current Gross Income (if applicable) \$ _____

TO BE VERIFIED BY CURRENT OR FORMER EMPLOYER

4. Employment information verification

Is the information provided in Section 3 above correct?

Employer Name	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Employer Address	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Supervisor's/HR Manager's Name	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Employer/HR Phone Number	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Beginning and Ending Dates of Employment	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Current Gross Income (if applicable)	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If No, please explain: _____

Verification provided by:

Name: _____

Title: _____

Phone: (_____) _____

Verification obtained by:

☐ Phone ☐ Mail ☐ Fax

