



RENTAL APPLICATION

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ID _____
 Paystub _____
 W2 _____
 \$35 Cash/MO _____

PROPERTY ADDRESS: _____

LAST NAME		FIRST NAME	MIDDLE NAME	SOCIAL SECURITY NUMBER
DATE OF BIRTH	DRIVER'S LICENSE NUMBER		STATE	TELEPHONE NUMBER(S)

PRESENT ADDRESS (1)		CITY	STATE	ZIP CODE
DATE IN	DATE OUT	OWNER/MGR. NAME	OWNER/MGR. PHONE NUMBER	
REASON FOR MOVING		RENT AMOUNT	IS OWNER/MGR. A RELATIVE?	
PREVIOUS ADDRESS (2)		CITY	STATE	ZIP CODE
DATE IN	DATE OUT	OWNER/MGR. NAME	OWNER/MGR. PHONE NUMBER	
REASON FOR MOVING		RENT AMOUNT	WAS OWNER/MGR. A RELATIVE?	
PREVIOUS ADDRESS		CITY	STATE	ZIP CODE
DATE IN	DATE OUT	OWNER/MGR. NAME	OWNER/MGR. PHONE NUMBER	
REASON FOR MOVING		RENT AMOUNT	WAS OWNER/MGR. A RELATIVE?	

ADDITIONAL OCCUPANTS	NAME	AGE
	NAME	AGE
	NAME	AGE

INCOME AND EMPLOYMENT INFORMATION If self employed please provide 2 years tax returns, 1099's, or financial statements plus past 3 months personal bank statements (or more upon request)	PRESENT OCCUPATION		EMPLOYER NAME
	HOW LONG WITH THIS EMPLOYER?	MONTHLY INCOME	EMPLOYER ADDRESS
	NAME OF SUPERVISOR		EMPLOYER PHONE NUMBER
	PREVIOUS OCCUPATION		EMPLOYER NAME
	HOW LONG WITH THIS EMPLOYER?	MONTHLY INCOME	EMPLOYER ADDRESS
	NAME OF SUPERVISOR		EMPLOYER PHONE NUMBER
	OTHER INCOME FROM		
	HOW LONG WILL INCOME BE PAID?	MONTHLY INCOME	ADDRESS
PARTY TO CONTACT TO VERIFY?		PHONE NUMBER	

Have you been receiving verifiable consecutive income for the last 12 months? Yes / No
 Have you paid or did you pay your rent on time in the past 6 months at your most recent rental property? Yes / No
 If not, how many times were you late within the last 6 months at that rental? _____

Total monthly income: \$ _____

Co-tenant(s) monthly income: \$ _____

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Have you ever been evicted?
Have you ever received a "3-day notice to pay rent or quit"?
Have you ever been asked to move, or been given a 30-day notice to move?
Have you ever had an account placed "in collection"?
Have you ever filed for bankruptcy? If so, when? _____
Smoker?
Have you ever been convicted of a crime or placed on probation/parole?
If yes, explain: _____
Pet(s)? If yes, how many? _____ Please give description of each pet below.

No _____ Yes _____
No _____ Yes _____
No _____ Yes _____
No _____ Yes _____
No _____ Yes _____
No _____ Yes _____
No _____ Yes _____
No _____ Yes _____

TYPE OF PET(S)	BREED OF PET(S)	COLOR/SIZE/AGE OF PET(S)
1		
2		
VEHICLE MAKE & MODEL & YEAR	COLOR & DESCRIPTION	LICENSE PLATE#
1		
2		
3		
IN CASE OF EMERGENCY NOTIFY	STREET/CITY/STATE/ZIP	PHONE
1		
2		

RENTAL POLICY

1. Wiser will not discriminate against any person based on race, color, religion, sex, national origin, familial status, or disability.
2. All occupants 18 years or older will be required to complete an application.
3. A \$35.00 non-refundable application fee is required per application. (Cash, exact change, or money order.)
4. All applicant(s) gross monthly income will be considered jointly and must be equal or greater than 2.5 times the rent amount.
All income must be verifiable. Applicant must be currently employed & provide written evidence of regular income for past 2 yrs.
A copy of a current pay stub is required, as well as a copy of the previous year's W2.
5. Self employed applicants must provide the 2 previous year's personal income tax return and the previous 3 months (or more upon request)
6. A minimum of 2 years rental history required from unbiased/unrelated Landlords/Agents.
No derogatory references including no evictions.
Relative references may be accepted with payment verification by banking institution only.
7. The first months rent and deposits must be paid by money order or cashier check only. (No cash or personal checks.)
8. Credit report to show payments as promised; Lack of credit or poor credit may result in denial or Maximum Deposit and/or Guarantor.
9. Applicant is to view interior & exterior of unit in advance to qualify.
10. A move-in inspection must be completed and returned prior to signing rental contracts.
11. Acceptance of this application by Wiser Property Management does not imply approval thereof.
12. Rental contract available for applicant review upon request.
13. Occupancy guideline is two-per-bedroom. If size of living area is extremely small guidelines may be less.
If size of living area is large guideline may be greater by one & an additional \$25 rent minimum will be charged per month.
14. If applicant does not speak or read English, please provide an interpreter who is at least 18 years of age or older.
15. A copy of applicants identification card or drivers license is required when applying.

I declare all information given in this application is true and correct. I authorize your credit reporting agency and all staff to a) investigate my character, general reputation, credit and financial responsibility and the statements made with this application, b) to inquire of and check with persons and references named therein to provide any requested information concerning me and hereby waive all right of action for any consequences resulting from such information, and c) authorize such creditor consumer reporting agency or bureau to make a consumer credit report in connection therewith. This application is the property of Wiser Property Management and Sales, A CA Corporation, and will not be returned under any circumstances.

SIGNATURE: _____ **DATE:** _____

PRINT NAME: _____

EMAIL ADDRESS: _____ **ALT PHONE:** _____