

Rental Qualification Requirements

Main Street Realty is an equal housing provider and strictly adheres to Fair Housing Laws. Main Street Realty does not discriminate based on race, color, religion, sex, familial status or handicap (disability).

All occupants 18 years or older must apply as an Applicant and will be required to sign a lease/rental agreement. Occupants who are 18 or older and consider to be “under the care of adult occupant” will be exempt from qualifying and signing a lease/rental agreement. This would include, but not be limited to; adult children of adult occupant, non-working parents of adult occupant, etc.

Applicants will be qualified based on the following criteria:

Credit History:

- Applicants who have filed bankruptcy within the last twelve (12) months or thereafter will be reviewed and approved by the landlord on a case-by-case basis.
- Applicants with any unpaid collection accounts or “charge off” accounts within the last twelve (12) months will be reviewed and approved by the landlord on a case-by-case basis.
- Applicants must have a minimum of two (2) satisfactory accounts (accounts with no late payments) for every account with a late payment (such as credit card, utility billings or unsecured accounts).

Rental History:

- Applicants must have two (2) years of verifiable rental history or resident ownership with out any late payments.
- Applicant must receive satisfactory standing from current and previous landlord (in writing) in regards to payment history, condition of property during tenancy, upon vacating and ability to adhere to the terms of the lease agreement and /or any rules or regulation with regard to the property.
- Applicant with a prior eviction or unlawful detained will be reviewed and approved by the landlord on a case-by-case basis.

Income Requirements:

- Applicant must have two (2) years of verifiable income history
- Total gross income of all Applicants qualified, as signatures on the lease must equal a minimum of three (3) times the monthly rental amount. (except section 8).

Applicant is hereby made aware that the Security Deposit will be equal to 125% of the monthly rental amount (rounded to the nearest \$100.00). Security Deposit may be increased for addition of any pets. Acceptance of Pets and Smoking are the decision of the Property Owner and any increase in security deposit related to each will be made by Owner within the guidelines of current Real Estate Laws and Requirements.

Applicant is hereby made aware that the Owner of Property will be make a final decision on qualification of Applicant should Applicant not qualify based on Main Street Realty’s qualification requirements. Owner and Applicant are open to negotiate terms of the lease/rental agreement in regard to security deposit, terms of lease, etc. as long as all terms are not in conflict with the current Real Estate Law and Requirements. **Example:** Owner has authority to accept Applicant not qualified based on Main Street Realty’s qualifications with the addition of increased security deposit.

NEEDED DOCUMENTS FOR RENTAL
TO ACCOMPANY APPLICATION TO RENT

Everyone over 18 years old living in the rental home needs to fill out an Application to Rent.

The "Applications to Rent" has to be **COMPLETELY** filled out, No blank spaces are acceptable.
Initial pg 1, sign page 2. Important to fill in date of birth.

_____ Applicant Copy of Drivers License _____ Date of Birth: _____

_____ Applicant Copy of Drivers License _____ Date of Birth: _____

Present Address: _____ City: _____ From: _____ To _____

_____ Copy of last 2 pay stubs _____ Copy of 2 months Bank Statements

_____ \$25 -Per-Application fee to run credit report (or copy of credit report less than 30 days old)

Evictions: Yes: _____ No: _____ Arrest/ Faloni: Yes: _____ No: _____ When: _____

Why Arrested: _____

Letter of Introduction (telling about yourself & your family, children, pets etc.) "Not mandatory but helpful"

Applicant F-Name	M:	Last:
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Email Address: _____ Cell: _____ Home: _____

Co-Applicant F-Name	M:	Last:
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Email Address: _____ Cell: _____ Home: _____

APPLICANT SIGN:	DATE:
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CO-APPLICANT SIGN:	DATE:
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APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 4/11)

I. APPLICATION TO RENT

THIS SECTION TO be COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR

1. Applicant is completing Application as a (check one) tenant, tenant with co-tenant(s) or guarantor/co-signor.

Total number of applicants _____

2. PREMISES INFORMATION

Application to rent property at _____ 1, 1, 1 1 _____ ("Premises")

Rent: \$ _____ per _____ Proposed move-in date _____

3. PERSONAL INFORMATION

A. FULL NAME OF APPLICANT _____

B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)

C. Social security No. _____ Driver's license No. _____

State _____ Expires _____

D. Phone number: Home _____ Work _____ Other _____

E. Email _____

F. Name(s) of all other proposed occupant(s) and relationship to applicant _____

G. Pet(s) or service animals (number and type) _____

H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____

Other vehicle(s): _____

I. In case of emergency, person to notify _____

Relationship _____

Address _____ Phone _____

J. Does applicant or any proposed occupant plan to use liquid-filled furniture? No Yes Type _____

K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? No Yes

If yes, explain _____

L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? No Yes

If yes, explain _____

M. Has applicant or any proposed occupant ever been asked to move out of a residence? No Yes

If yes, explain _____

4. RESIDENCE HISTORY

Current address _____ Previous address _____

City/State/Zip _____ City/State/Zip _____

From _____ to _____ From _____ to _____

Name of Landlord/Manager _____ Name of Landlord/Manager _____

Landlord/Manager's phone _____ Landlord/Manager's phone _____

Do you own this property? No Yes Did you own this property? No Yes

Reason for leaving current address _____ Reason for leaving this address _____

5. EMPLOYMENT AND INCOME HISTORY

Current employer _____ Supervisor _____ From _____ To _____

Employer's address _____ Supervisor's phone _____

Position or title _____ Phone number to verify employment _____

Employment gross income \$ _____ per _____ Other \$ _____ per _____ Source _____

Previous employer _____ Supervisor _____ From _____ To _____

Employer's address _____ Supervisor's phone _____

Position or title _____ Employment gross income \$ _____ per _____

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Applicant's Initials (_____) (_____)

Reviewed by _____ Date _____



APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

Agent: Michael Gourkani Phone: 925.679.8567 Fax: 925.679.8517 Prepared using zipForm® software
Broker: Main Street Realty 3659 Main St. Oakley, CA 94561

Property Address: _____ Date: _____

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____
 Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____

8. NEAREST RELATIVE(S)

Name _____ Address _____
 Phone _____ Relationship _____
 Name _____ Address _____
 Phone _____ Relationship _____

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain credit report on applicant.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: _____

Address _____ City _____ State _____ Zip _____

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

Applicant has paid a nonrefundable screening fee of \$ _____, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$42.06 as of 2009.)

\$ _____ for credit reports prepared by _____
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ _____ for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____

The undersigned has received the screening fee indicated above.

Landlord or Manager or Agent Signature _____ DRE Lic. # _____ Date _____

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Reviewed by _____ Date _____



MAIN STREET REALTY

3659 Main Street
Oakley, Ca 94561

Office: (925) 679-8367
Fax: (925) 679-8517

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

Current and/or previous landlord:

I am applying to a rental unit from Main Street Realty. I authorize my current and / or previous landlords to release any information that might be requested by Main Street Realty. This includes, but is not limited to: payment history, complaints, and previous credit reports.

I will hold any and all current or previous landlords free and harmless from any liability for verbal or written information provided to Main Street Realty.

_____ Date: _____
Applicant (1) Signature

_____ Date: _____
Print Name

_____ Date: _____
Applicant (2) Signature

_____ Date: _____
Print Name

Current and / or previous employer:

I am applying to a rental unit from Main Street Realty. I authorize my current and / or previous employers to release any and all information that might be requested by Main Street Realty. This includes date(s) of employment and monthly gross pay.

I will hold any and all current or previous employers free and harmless from any liability for verbal or written information provided to Main Street Realty.

_____ Date: _____
Applicant (1) Signature

_____ Date: _____
Print Name

_____ Date: _____
Applicant (2) Signature

_____ Date: _____
Print Name

LANDLORD REFERENCE LETTER/ REFERENCIA DEL ARRENDADOR

Date/Fecha: _____

To/A: _____

Tenant's Name/Nombre del Inquilino: _____

Present Address/Direccion Actual: _____

I hereby authorize you to release the following information to/ yo autorizo a que de la siguiente informacion a

Applicant Signature/Firma del aplicante

Co-Applicant Signature/Firma del Co-aplicante

Please submit Landlord Reference on the listed Applicant & Co-Applicant. He/She has given your name as a reference and. We would appreciate if you would furnish the following information:
Favor de presentar la Referencia del Arrendador que aparece arriba. El/Ella ha dado su nombre como referencia. Apreciariamos que nos proporcionara la siguiente informacion:

- 1) Rent per month/Renta por mes: _____
- 2) Years/months rented at address. Años y meses rentado en esa direccion: _____
- 3) Are rent payments made on time?/ Ha pagado a tiempo? _____

Landlord/Arrendador

Address/Direccion

Phone Number/Numero de telefono

Thank you for your cooperation in this matter/Gracias por su cooperacion en este caso.

Sincerely/Sinceramente,
Main Street Realty

BayRentals.com

900 S Winchester Blvd #9, San Jose, Ca 95128

Phone: (408) 244-4903 or (800) 706-7878 Fax: (408) 244-7059 or (408) 244-1545

CONSUMER CREDIT REPORT AUTHORIZATION FORM

Please provide the following information and sign below (please print legibly)

Last name _____ First name _____

Current address _____ Apt # _____

City _____ State _____ Zip code _____

Home phone _____ Work phone _____

Driver's License or State ID # _____ State _____

Social Security # _____ Date of birth _____

I represent that statements made above are true and correct and hereby authorize Bay Rentals to order a background check, including but not limited to, the obtaining of a consumer credit report and unlawful detainer filings through National Credit Reporting.

Signature _____ Date _____

Payment method (\$25 ea.) () cash () credit card () check () debit

Credit card # _____ Exp _____ Security Code _____

Name on card _____

Billing address _____

City _____ State _____ Zip code _____ Phone _____

Signature _____ Date _____

Upon Completion of Report

Rental property address: _____

Requester's name and phone number: _____

Fax to: _____ Attention: _____