



Keystone Real Estate Management, LLC
KREM is the key to living!

RENTAL APPLICATION

- Individual Applicant
- Co-Tenant (separate applications)
- Co-Signer/Guarantor (separate applications)

APPLICANT INFORMATION

Applicant's full name _____

Phone # (_____) _____ DOB ____ / ____ / ____

Social Security # _____ - _____ - _____

Drivers License # _____ State _____ Exp. ____ / ____ / ____

RENTAL HISTORY

Current Address _____ City _____ State _____ Zip _____

Current Landlords Name _____ Landlords Phone #(_____) _____

How long at this address ____ Rental Amount _____ Reason for leaving _____

Previous Address _____ City _____ State _____ Zip _____

Previous Landlords Name _____ Landlords Phone #(_____) _____

How long at this address ____ Rental Amount _____ Reason for leaving _____

VEHICLE INFORMATION

Auto Yr _____ Make _____ Model _____ State/License Plate# _____

Auto Yr _____ Make _____ Model _____ State/License Plate# _____

EMPLOYMENT INFORMATION

Present Employer _____ Position _____

Mo. Income \$ _____

Phone # (_____) _____ How long at job _____

Employers Address _____ City _____ State _____

Additional income you would like us to consider \$ _____

Source: _____



BANKING INSTITUTION INFORMATION

Name of bank _____ Branch _____ Telephone # _____,
Account Number(s) _____, Current Balance _____

Name of bank _____ Branch _____ Telephone # _____
Account Number(s) _____, Current Balance _____

Name of bank _____ Branch _____ Telephone # _____
Account Number(s) _____, Current Balance _____

If you answer yes to any question below, please explain.

* Have you declared bankruptcy in the past ten (10) years?

* Have you ever been evicted or been a defendant in an unlawful detainer lawsuit?

* Have you ever been convicted of a felony or misdemeanor?

ACKNOWLEDGEMENT AND RECEIPT; APPLICATION SCREENING FEE (NON-REFUNDABLE). Applicant _____ ("Applicant") hereby acknowledge that the rental property described below ("Apartment") for which application is made may not be presently available to applicant, or otherwise, but may become available at a presently undetermined time in the future, subject to a written lease agreement being executed by applicant and landlord. Notwithstanding the foregoing, applicant hereby submits the subject application and agrees to pay, and landlord hereby acknowledges receipt from applicant, of an application screening fee in connection with applicant's subject application for rental of the following apartment: _____ ("Apartment"). This screening fee is non-refundable (*unless not used by landlord*), and represents the out of pocket expenses to be incurred and time spent by landlord in verifying the creditworthiness of and information provided by the applicant for purposes of possibly entering into a lease agreement with landlord. These expenses include:

- Credit/Eviction Report: _____
- Criminal Record Report: _____
- Review and Verification of Application Data _____
- Total Credit Check Fee: _____

NOTICES: Any notice to be given under this Agreement shall be given to Applicant at the following address, and notice to an one Applicant shall be considered notice to all applicants:
_____.

Any notice to be given by Applicant to Landlord shall be addressed to Landlord at the following address:
_____.

WITHDRAWAL OR FAILURE BY APPLICANT TO EXECUTE LEASE AGREEMENT. In reliance upon the subject application, an applicant's representations contained herein, landlord may take the apartment off the market while landlord evaluates and makes a decision on whether to approve or disapprove the subject application. Consequently, in the event the subject application is withdrawn or cancelled by applicant at any time hereinafter, or if landlord approves the subject application and applicant then fails or refuses to promptly thereafter enter into a written lease agreement with landlord, then _____ shall be retained by landlord as damages and the parties hereto shall have to further obligation to one another, it being understood and agreed that the provisions of California Civil Code Section 1671(c) and (d) are applicable in that, under the



circumstances herein, it would be impractical or extremely difficult to fix the actual damage caused to landlord by the conduct of applicant.

APPLICANT'S RESPONSIBILITY/NO WAIVER. In the event that applicant has not received notice from Landlord of either approval or disapproval of the subject application within seven day of the date herein, then applicant shall be solely responsible for contacting Landlord to determine the status of applicants subject application. Landlord's silence, or applicants failure to receive notice of either approval or disapproval of the subject application, shall not be deemed a waiver, express or implied, of any of the terms or conditions contained herein, including but not limited to, the understanding that the creation of a landlord/tenant relationship is contingent upon applicant and tenant entering into a written lease agreement, and approval of applicants subject application is contingent upon Landlord preparing and Applicant receiving notice of approval from Landlord.

I CERTIFY that answers given herein are true and complete to the best of my knowledge. I hereby authorize Keystone Real Estate Management, LLC to conduct investigation and credit & background checks of all statements contained in this application for tenant screening as may be necessary in arriving at a tenant decision. I understand that the landlord may terminate any rental agreement entered into for any misrepresentations made above.

Signature _____ Date _____

Name of Leasing Agent taking application: _____
_____ *Date*

