

MGR

Property Management

APPLICANT SCREENING POLICY

Application Processing Requirements

1. All applicants must present valid government-issued photo identification.
2. All proposed occupants 18 years of age or older and emancipated minors must submit a completed rental application.
3. All applicants must provide proof of legal and verifiable income:
 - a. 2-3 recent copies of verifiable pay records and/or documentation of any other sources of legal and verifiable income (including but not limited to, alimony, child support, trust accounts, social security, disability, welfare, retirement or investment income, student grants, and/or loans or any other legal, verifiable income).
 - b. If you are employed, employment verification will be made either by FAX on the company letterhead or by phone. If you are not employed, your income must be legal and verifiable.
4. Rental references.

Rental Requirements. The following are the requirements you will have to meet to be considered for a rental:

1. Rental History:
 - a. No negative rental history
 - b. Rental references will also be verified.
2. Income:
 - c. Your monthly gross income has to be at least 3 times the amount of the rent.
3. Credit History:
 - a. Credit: This will be determined by your credit history and FICO score (Risk Predictor Score), which are reported by the Credit Bureau.
 - i. Applicants with civil judgments, tax liens, forcible detainers, garnishments, HOA assessment liens and water and sewer liens will be declined.
 - ii. Applicants with landlord debt within the past 7 years will be declined.
 - iii. Applicants with eviction filings or judgements within the past 7 years will be declined.
 - iv. Applicants with collections totaling more than \$1,500 (excluding medical and educational debt) within the last 7 years will be declined.
 - v. Applicants with negative utility accounts within the past six months will be declined.
 - vi. Applicants with 55% or more delinquent credit within the past 60 days will be declined.
 - vii. Applicants with a FICO score under 600 will be declined.
 - viii. Conditional Approval: Applicants with no credit history who meet all other rental criteria will be permitted to rent by paying an \$800 security deposit.
 - b. Bankruptcy: Applicants with dismissed Chapter 7 or Chapter 13 bankruptcies will be declined.
 - i. Conditional Approval: Applicants with discharged Chapter 7 or Chapter 13 bankruptcies within the past 3 years who meet all other rental criteria will be permitted to rent by paying an additional deposit.
 - c. Applicants with evictions within the past 7 years will be declined.
 - d. Foreclosures will negatively affect an applicant's credit.

MGR Property Management, Inc.
3800 E. Concours St., #100
Ontario, CA 91764
(909) 581-6600 Fax: (909) 981-0081
www.mgrmgmt.com

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Property Management

THERE IS A \$35.00 APPLICATION FEE PER PERSON (CERTIFIED FUNDS ONLY (NO CASH OR PERSONAL CHECKS.)) APPLICATION FEES ARE NOT REFUNDABLE AFTER SCREENING REPORTS ARE PROCESSED. WE CHECK CREDIT REPORT, COURT RECORDS, AND CRIMINAL RECORDS. ANYONE CONVICTED OF MANUFACTURE OR DISTRIBUTION OF A CONTROLLED SUBSTANCE WILL BE DENIED RESIDENCY.

If your application is approved, all move-in fees (DEPOSIT AND RENT) must be in the form of a money order or cashier's check ONLY.

If you have any questions or concerns regarding your application requirements please feel free to contact:

MGR Property Management, Inc., License #01841920

Phone: 909-581-6600

Fax: 909-981-0081

Parking and pet policies vary at each property. Assistive animals for persons with disabilities are not considered to be pets, but do require advance written approval of management. Management will handle requests for assistive animals consistent with relevant fair housing laws, which may require written verification from a reliable third party of a disability and disability-related need for an assistive animal.

Please ask if you have any questions before submitting the application.

PLEASE SIGN THE APPLICATION WHERE INDICATED ON THE SECOND PAGE. THANK YOU.

Applicant authorizes the Owner/Agent to obtain reports that may include credit reports, criminal background reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history.

Signature

Date

Print Name

MGR Property Management does not discriminate on the basis of race, color, religion, national origin, sex, handicap/disability, famillal status, marital status, age, ancestry, sexual orientation, medical condition, gender, gender identity, gender expression, genetic information, source of income, citizenship, immigration status, primary language spoken, any arbitrary characteristic, perception, association, or any other basis protected by Federal, California, or local law.

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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			



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- 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? _____



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- Tenant
- Guarantor

Name of Applicant: _____

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT

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

Unless the box above is checked, Landlord intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification, as follows: (1) You may appear at the investigative consumer reporting agency identified below in person, (2) you may make a written request for copies to be sent by certified mail to a specified addressee, or (3) you may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provided that this person furnishes proper identification. If you are accompanied by a person of your choosing, the agency may require you to furnish a written statement granting permission to the investigative consumer reporting agency to discuss your file in the other person's presence. The agency that will prepare the report(s) identified in this section is listed below:

The Screening Pros, LLC

Name of Agency

P.O. Box 3338, Chatsworth, CA 91313-3338 1 (800) 877-3908 Ext 300

Address of Agency

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

I would like to receive a copy of the report(s) that is/are prepared

If the box above is checked, Landlord agrees to send the report to Applicant within three (3) business days of the date the report is provided to Landlord. Landlord may contract with another entity to send a copy of the report.

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.

Landlord will require a payment of \$35.00, which is to be used to screen Applicant.

The amount charged is itemized as follows:

- | | |
|---|---------|
| 1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports | \$21.00 |
| 2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) | \$14.00 |
| 3. Total fee charged | \$35.00 |

The undersigned Applicant is applying to rent the premises designated as:

Apt. No. _____ Located at _____

The rent for which is \$ _____ per _____. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of \$ _____, before occupancy.

Date _____

Applicant (signature required) _____



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Tenant
 Guarantor

Name of Applicant: _____

RECEIPT FOR TENANT SCREENING AND/OR CREDIT CHECKING FEES

On _____, Landlord received \$ 35.00 from the undersigned, hereinafter called "Applicant,"
(Date)
who offers to rent from Landlord the premises located at:

_____, Unit # (if applicable) _____
(Street Address)
_____, CA _____
(City) (Zip)

Payment is to be used to screen "Applicant". The amount charged is itemized as follows:

- | | | |
|---|----------|-------|
| 1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports | \$ _____ | 21.00 |
| 2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) | \$ _____ | 14.00 |
| 3. Total fee charged (cannot exceed the amount fixed by law) | \$ _____ | 35.00 |

For Landlord Use Only
Screening fees paid by: Cash Personal Check Cashier's Check Money Order
 Credit Card # (Last 4 digits only) _____ MCVISA/AMEX Expiration Date: _____

Landlord by _____ Agent for Landlord
Individual Signing for Landlord Management Co. (if Applicable)

Date

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.



California Apartment Association Approved Form
www.caanet.org
Form 3.0-R - Revised 12/18 - ©2018 - All Rights Reserved
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- 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.



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 Owner/Agent 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 Request to the Owner/Agent listed below. I hereby acknowledge that the Owner/Agent can make copies of this executed page in order to obtain the information requested.

Name _____ Phone number (____) _____

Signature _____ Date _____

TO BE COMPLETED BY OWNER/AGENT

2. Person requesting the employment reference

Name of Owner/Agent _____

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

Verification provided by:

Name: _____

Title: _____

Phone: (____) _____

If No, please explain: _____

Verification obtained by:

Phone Mail Fax



RENTAL APPLICANT REFERENCE FORM

- This form is used to obtain information regarding the rental history of Applicants for rental housing. The information provided by the current or former Owner/Agent may be used solely for the purpose of evaluating the application for rental housing.
- The Owner/Agent 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 Request to the Owner/Agent listed below. I hereby acknowledge that the Owner/Agent can make copies of this executed page in order to obtain the information requested.

Name _____ Phone number (____) _____

Signature _____ Date _____

TO BE COMPLETED BY OWNER/AGENT

2. Person requesting the rental reference

Name of Owner/Agent _____

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 Owner/Agent _____

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

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

TO BE COMPLETED BY FORMER OR CURRENT OWNER/AGENT

4. Rental reference information

Did Applicant live at your property during the period indicated above? Yes No

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

