

SONOMA PROPERTIES

669 Broadway Ste.A, Sonoma, CA 95476 (707) 939-2024 Fax (707) 996-6774

Rent & Occupancy Policy

Property: _____

Tenant Requirements:

1. Each applicant shall have good credit rating, which will be verified through a credit rating reporting agency. Adverse report, such as delinquent accounts or unpaid judgments will deter or disqualify the applicant/application.
2. Applicant's employment and/or other source of income will be verified. Length of employment and/or job stability will be a factor of consideration. We require a 33% rent to income ratio. Outstanding debts and monthly obligations will also be taken into consideration.
3. Current and prior landlord's references will be checked. Failure to pay rent on time, to give 30 days notice in writing prior to termination of tenancy, to protect property or to respect the rights of other residents will disqualify the applicant. Applicant's willingness and ability to care for his current and prior residences will be confirmed.
4. Stability of residency (frequency of moves) and length of residence in the community will be a factor of consideration.
5. A history of violent behavior or criminal convictions for violent crimes will disqualify the applicant.
6. Applicant must be at least 18 years of age in order to sign the rental agreement. All occupants over 18 years of age must complete the application and sign the rental agreement. A co-signer may be required in some circumstances.
7. Liquid furniture is permitted only upon proof of adequate insurance coverage, which names owner as additionally insured.

1st MONTHS RENT & SECURITY DEPOSIT SHALL BE PAID IN CASHIERS CHECK OR MONEY ORDER.

Applicant

Date

Applicant

Date

APPLICATION TO RENT OR LEASE

Unit No. _____

Please use separate sheet for each applicant.

Occupancy Date _____

PERSONAL INFORMATION

Name _____	S.S. Number _____	Drivers License No. _____
Present Address _____		From _____ To _____
City/State/Zip _____		
Landlord/Agent _____		Phone _____
Previous Address _____		From _____ To _____
City/State/Zip _____		
Landlord/Agent _____		Phone _____
Other Occupants? _____	Number _____	Relationship _____
Animals? _____	Number _____	Type _____
Car Make _____	Year _____	Model _____
	Color _____	License No. _____

EMPLOYMENT INFORMATION

(If employed less than two years, please give same information on prior occupation)

Present Occupation _____	Bus. Phone _____
Employer or d.b.a. _____	Supervisor _____
Business Address _____	From _____ To _____
Type of Business _____	Monthly Gross Income _____
Prior Occupation _____	Bus. Phone _____
Employer or d.b.a. _____	Supervisor _____
Business Address _____	From _____ To _____
Type of Business _____	Monthly Gross Income _____
Other Sources of Income _____	Amount _____

CREDIT REFERENCES

Bank _____	<input type="checkbox"/> Checking <input type="checkbox"/> Savings	Acct. No. _____
Address _____		Phone _____
Credit Reference _____		Acct. No. _____
Address _____		Phone _____
Purpose of Credit _____		Acct. Opened _____ Closed _____

PERSONAL REFERENCES

Name _____	Phone _____
Address _____	Length of acquaintance _____
Nearest Relative _____	Phone _____
Address _____	Relationship _____

Have you ever filed a petition of bankruptcy? _____ Have you ever been evicted from any tenancy or had an eviction notice served on you? _____ Have you ever willfully and intentionally refused to pay any rent when due? _____ Have you ever been convicted of a misdemeanor or felony other than a traffic or parking violation? _____ Are you a current illegal abuser or addict of a controlled substance? _____ Have you ever been convicted of the illegal manufacture or distribution of a controlled substance? _____ If yes to any of the above, please indicate date of occurrence: _____

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CREDIT REPORT. I agree to pay to the Landlord a non-refundable screening fee of \$_____ (not to exceed \$30.00). I understand that I am entitled to a copy of any consumer credit report obtained by the Landlord. I further agree that the Landlord may terminate any agreement entered into in reliance on any misrepresentation made above.

Applicant _____ Phone _____ Fax _____ Date _____

Owner/Mgmt. Co. _____ Phone _____ Fax _____ Date _____

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