

# 2 RIVERS PROPERTIES RENTAL APPLICATION

5325 ELKHORN BLVD., #124, SACRAMENTO, CA 95842  
916-402-4786 916-692-5883 FAX

SEPARATE APPLICATION AND APPLICATION FEE REQUIRED FROM EACH APPLICANT AGE 18 OR OLDER.

DATE REC'D: \_\_\_\_\_ By: \_\_\_\_\_ FEE PAID: \_\_\_\_\_

## APPLICANT

FULL NAME: \_\_\_\_\_  
HOME PH: \_\_\_\_\_ CELL PH: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
SSN#: \_\_\_\_\_ DRIVER'S LIC #/STATE: \_\_\_\_\_ DOB: \_\_\_\_\_  
VEHICLE MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ COLOR: \_\_\_\_\_  
YEAR: \_\_\_\_\_ LIC PLATE #/STATE: \_\_\_\_\_

## ADDITIONAL OCCUPANTS

LIST EVERYONE, INCLUDING CHILDREN, WHO WILL LIVE WITH YOU:

FULL NAME	RELATIONSHIP	DOB
_____	_____	_____
_____	_____	_____
_____	_____	_____

## RENTAL HISTORY

**CURRENT** ADDRESS: \_\_\_\_\_  
FROM/TO: \_\_\_\_\_ REASON FOR LEAVING: \_\_\_\_\_  
LANDLORD/MGR: \_\_\_\_\_ LANDLORD/MGR'S PHONE: \_\_\_\_\_  
RENT: \$ \_\_\_\_\_

**PREVIOUS** ADDRESS: \_\_\_\_\_  
FROM/TO: \_\_\_\_\_ REASON FOR LEAVING: \_\_\_\_\_  
LANDLORD/MGR: \_\_\_\_\_ LANDLORD/MGR'S PHONE: \_\_\_\_\_

## EMPLOYMENT HISTORY

NAME/ADDRESS **CURRENT** EMPLOYER: \_\_\_\_\_  
PHONE: \_\_\_\_\_ SUPERVISOR: \_\_\_\_\_  
STARTING DATE: \_\_\_\_\_ POSITION: \_\_\_\_\_  
INCOME & FREQUENCY PAID: \_\_\_\_\_

NAME/ADDRESS **PREVIOUS** EMPLOYER: \_\_\_\_\_  
PHONE: \_\_\_\_\_ SUPERVISOR: \_\_\_\_\_  
DATES EMPLOYED: \_\_\_\_\_ POSITION: \_\_\_\_\_

## BANK/FINANCIAL ACCOUNTS

	ACCOUNT NUMBER	BANK
CHECKING ACCOUNT	_____	_____
SAVINGS ACCOUNT	_____	_____

**MISCELLANEOUS**

PETS: \_\_\_\_\_ YES \_\_\_\_\_ NO  
TYPE BREED COLOR AGE/WEIGHT

\_\_\_\_\_  
\_\_\_\_\_

HAVE YOU EVER: FILED FOR BANKRUPTCY? [ ] YES [ ] NO  
BEEN FORECLOSED UPON OR EVICTED? [ ] YES [ ] NO  
BEEN CONVICTED OF A CRIME INVOLVING DRUGS OR ILLEGAL SUBSTANCES [ ] YES [ ] NO

LIST DETAILS: \_\_\_\_\_  
\_\_\_\_\_

**REFERENCES**

NAME: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

I CERTIFY THAT ALL THE INFORMATION GIVEN ABOVE IS TRUE AND CORRECT AND UNDERSTAND THAT MY LEASE OR RENTAL AGREEMENT MAY BE TERMINATED IF I HAVE MADE ANY MATERIAL FALSE OR INCOMPLETE STATEMENTS IN THIS APPLICATION. I AUTHORIZE VERIFICATION OF THE INFORMATION PROVIDED IN THIS APPLICATION FROM MY CREDIT SOURCES, CURRENT AND PREVIOUS LANDLORDS AND EMPLOYERS, AND PERSONAL REFERENCES. I GIVE PERMISSION FOR THE LANDLORD OR ITS AGENT TO OBTAIN A CONSUMER REPORT ABOUT ME FOR THE PURPOSE OF THIS APPLICATION, TO ENSURE THAT I CONTINUE TO MEET THE TERMS OF THE TENANCY, FOR THE COLLECTION AND RECOVERY OF ANY FINANCIAL OBLIGATIONS RELATING TO MY TENANCY, OR FOR ANY OTHER PERMISSIBLE PURPOSE.

\_\_\_\_\_  
APPLICANT SIGNATURE/PRINT NAME

\_\_\_\_\_  
DATE

**IF PAYING BY CASHIERS CHECK OR MONEY ORDER, PLEASE MAKE PAYABLE TO: 2 RIV RE, INC.**

## 2 RIVERS PROPERTIES RENTAL CRITERIA

This is part of the Rental Application. The Rental Application will not be processed without this document being signed, dated and returned with the completed Application, any applicable documentation as required by landlord and Application Fee payment. The Application Fee can be paid by: PayPal, cash, cashiers check or money order. If paying by cashiers check or money order, please make payable to: 2 Riv RE, Inc. No personal checks accepted.

1. **The landlord is an equal opportunity housing provider.** The landlord fully complies with the Federal Fair Housing Act as well as California's Fair Housing Act. The landlord does not discriminate against any person because of age, race, color, religion, gender, sexual preference, disability, familial status, marital status, national origin, ancestry, source of income, or any other form of arbitrary discrimination. The landlord also fully complies with all state and local fair housing laws. The landlord will be investigating the following items: (1) the likelihood that you have the ability to pay the full rent and other fees due pursuant to the rental agreement consistently and in a timely fashion throughout your tenancy, (2) the likelihood that you will not cause damages to the premises and that you will maintain the condition of the premises and will return it to the same condition that it was rented to you (normal wear and tear excepted), and (3) the likelihood that you will not cause a nuisance at the premises, violate the law at the premises, nor interfere with the peaceful use and quiet enjoyment of others in the community.

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP code in which he or she resides.

2. **Occupancy Guidelines:** To prevent overcrowding and undue stress on plumbing and other building systems, the landlord restricts the number of people who may reside in a unit. In determining these restrictions, the landlord adheres to all applicable fair housing laws. The landlord allows two persons per bedroom per rental unit, plus one.
3. **Showings:** All property showings are "open" showings. Open showing means more than one party may be scheduled to see the property at one time.
4. **Automatic Disqualifiers:**
  - Current or past eviction
  - False information given on the application
  - Criminal conviction for felony manufacture or sale of controlled substances
  - Expressing threatening or abusive behavior or language during the rental process
  - Not meeting rent-to-income ratio requirements
  - Inability to pay rent in addition to current financial obligations
  -
5. **Rental Criteria:** To qualify for a unit you must meet the following criteria:
  - a. **Credit History:** Your credit record must currently be satisfactory with a minimum score of **630**. If your credit history shows any derogatory information, the Landlord may decline your application. Derogatory information includes but is not necessarily limited to the following:
    - (1) One or more open collection accounts,
    - (2) Open bankruptcy,
    - (3) One or more unpaid collection account which is not medical,
    - (4) One or more collection "write-offs" within the last five years,
    - (5) More than three late payments within the last twelve months preceding submission of the application to rent,
    - (6) More than six late payments in the last twenty-four months preceding submission of the application to rent,
    - (7) One or more unsatisfied money judgments,
    - (8) One or more tax liens,
    - (9) Foreclosure
    - (10) If your FICO score at the time of the application is below **630**, but your application otherwise qualifies for tenancy, the landlord may still elect to proceed (but is not obligated to do so) however an increase to the security deposit may be required at landlord's discretion.
  - b. **Rental History:** You must have verifiable satisfactory rental and/or mortgage references from at least two prior landlords/property managers or satisfactory rental and/or mortgage references for at least two years immediately preceding submission of your application to rent. Renting from family or relatives does not count toward rental history and your application may be declined for lack of verifiable rental history at Landlord's discretion. If you have ever been evicted or sued for any lease violation, or had your tenancy terminated due to a lease violation, this is considered "Negative Rental History" and your application may be declined. Negative Rental History includes but is not necessarily limited to the following:
    - (1) Late payment of rent or other fees associated with a rental agreement,
    - (2) Failure to pay late charges,
    - (3) Violation of any provision of a rental agreement,
    - (4) Issuance of any form of a notice to quit,

- (5) History or practice of disturbances of the peace or alleged violation of law,
- (6) Deductions as allowed by Civil Code Section 1950.5 taken by former landlord from the security deposit,
- (7) You must not owe any prior landlord any money for any reason,
- (8) Have been named as a Defendant in a lawsuit for Unlawful Detainer

- c. **Employment/Income:** Your combined (household) gross monthly income must be at least three times the monthly rent, and must be legal and verifiable. Cash-under-the-table income does not qualify. Nor does temporary disability payments or Unemployment Insurance payments. Your application may be declined for lack of verifiable income at Landlord's discretion. Paystubs and/or tax returns may be requested to verify income stated on application. Additionally, employment will also be verified directly with the employer and all terms must match what is stated on the application. If your employer utilizes "The Work Number" or any other verification company, all costs to obtain an employment & income verification will be borne by you in addition to the \$35.00 application fee. These charges can be \$43.00 or more.
- d. **Verifiable Identification.** You must present identity information that is verifiable including but not necessarily limited to at least one form of verifiable photo identification.
- e. **Criminal Background:** The Landlord is entitled to deny tenancy when it is determined that the applicant's record, history, pattern or practice of bad conduct or behavior, and/or habits, whether the information is derived from a criminal background check or from another reliable source, may be reasonably expected to have a detrimental effect on other residents and/or their family members, guests, visitors and invitees, vendors, staff or employees of the management company, and/or the responsibility of the applicant to meet financial tenancy obligations.

The factors under consideration may include but are not necessarily limited to a record, history, pattern, practice and/or habits, and reliable reports of criminal conduct or bad behavior including but not necessarily limited to criminal convictions involving fraud, theft, embezzlement, trespass, disturbance of neighbors, destruction of property, injuries to persons or animals, or a record of living or housekeeping habits at prior residences or any other location which may adversely affect the health, safety or welfare of other tenants or others as described herein, and/or a history of drug-related criminal activity, violent criminal related activity, or other criminal activity involving crimes which would adversely affect the health, safety or welfare of other tenants, guests, employees, vendors and/or neighbors and/or adversely affecting property rights.

**NOTICE IS HEREBY GIVEN that due to limited geography, limited information, incomplete, inaccurate or outdated information, the acquisition of information derived from a criminal background check is not a warranty, guarantee, or assurance of security, safety or protection being provided to any of our residents or their family members or guests. The Owner makes no claim, representation, warranty or promise regarding the safety, health, welfare or protection of any of our residents deriving from the gathering of criminal background information or determining whether a particular applicant is eligible for tenancy. The Owner does not warrant or promise the safety or security of any resident.**

- 6. **Application Process:** The landlord evaluates every application in the following manner:
  - a. Applications are processed on a "first come, first determined" basis. Only one application will be processed at a time. This process can take anywhere from 24-72 hours or more depending on application volume.
  - b. Each adult (18 years or older or legally emancipated) must submit a completed rental application. All pertinent documentation MUST be submitted with each application (such as paystubs or other income documentation). You must answer each question on the application.
  - c. A nonrefundable application fee of \$35.00 per applicant, must received before the application is processed.
  - d. Once the application is complete, the landlord will begin the verification process. The landlord will verify your credit, landlord reference (and/or mortgage) and your employment and/or income verification.
  - e. If you fail to provide any documentation as requested by the landlord within 48 hours of that request, your application may be declined.
  - f. Once approved you must bring in the security deposit, in certified funds or money order, within 24 hours and sign the Lease/Rental Agreement.
- 7. **Move-In:** The first month of rent and the security deposit must be paid before the tenant(s) can take possession of the unit. Funds must be received in the form of a certified check or money order. After the security deposit & first month rent are paid, you may pay monthly rent and other fees associated with the rental agreement by personal check, certified funds or money order or as allowed by the written lease/rental agreement.

The Landlord is hereby requested and authorized to speak with or communicate with all the parties and entities identified on the *Rental Application*. I hereby hold the landlord, and any and all persons and/or agencies free and harmless of any liability for providing written or verbal information and/or discussing the quality of my tenancy and/or the *Rental Application*. Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request. The undersigned makes application to rent/lease housing accommodations at the rental property address as listed above. Applicant agrees, upon approval of this application, to sign a rental/lease agreement and to pay all sums due, including required deposits, before occupancy.

Date: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_

Property Address: \_\_\_\_\_