

APPLICATION TO RENT

(MUST BE COMPLETE- PLEASE READ REQUIREMENTS ON OTHER SIDE)

Address of Desired Rental: _____ Desired Move-in Date: _____

Name: _____ Date of Birth: _____

Phone: Cell _____ Work _____ Home _____ Social Security #: _____

Email Address: _____ Total Occupants: _____ Driver's License #: _____

Proposed Occupant's Full Name	DOB	Relationship	Phone / Email

Do you have pets? Yes / No If yes, describe: How many? Cats _____ Dogs _____ Other _____

Is your dog(s): Indoor / Outdoor Do you carry Renter's Insurance? Yes / No **(Required)** Breed(s) _____ Weight _____

Will you have any liquid furniture? Yes / No If yes, describe _____

Have you filed bankruptcy? Yes / No If yes, when was it discharged? _____ If not discharged, when was it filed? _____

Have you ever been evicted? Yes / No If yes, explain _____

Why are you vacating your present place of residence? _____

Rental History or Home Ownership –Do not include renting from family members

Address	State	Rent Amt	From-To	Owner/Mgr Name	Phone	Email or Fax (Required)
Present						
Previous						
Previous to Previous						

Work History –Attach most recent pay stubs, last two (2). If self-employed, please attach six (6) months bank statements.

	Present Occupation	Prior Occupation
Occupation		
Employer		
Business Address		
Name/Title of Supervisor		
Employer/Supervisor Phone #		
How long employed?		
Gross monthly income?	\$ _____	\$ _____

Emergency Contact Information	Address	Phone	Relationship

Automobile Make	Model	Year	Color	License Plate Number	State

Applicant represents that statements made above are true and correct and hereby authorizes verification of employment and income sources and references including, but not limited to, the obtaining of a credit report and agrees to furnish additional references upon request. Applicant agrees to hold harmless Titan Property Management and previous and future owners or managers from any liability for providing written or verbal information regarding the quality of tenancy. Applicant has read and understood the application information on the reverse side of this application.

 Applicant Signature

 Date

RENTAL REQUIREMENTS

PLEASE READ CAREFULLY

A complete application is necessary from **each adult** (*anyone 18 years or older*) who intends to reside at the property. An application fee is required for each application as a processing fee to check income, landlord rental history or ownership, and credit. The fee is non-refundable once the application processing has begun. We accept payment for processing online by credit card.

Your application fee pays for the following management processing fees:

Acceptance of application/Pre-screen	1/4 hour	\$5.00
Credit Report including operator time	1/4 hour	\$15.00
Verification of information on application	1/2 hour	\$15.00
Minimum cost to Titan Property Management to process application:		\$35.00

Requirements:

- 1. Completed application**
- 2. No evictions in past 5 years**
- 3. Minimum 3 years verifiable rental history or ownership** (*without relatives as landlord*)
- 4. Verifiable monthly gross income of three times the monthly rent**
(*If self-employed, please provide past two years tax returns with both schedule A & C along with your past 6 months bank statements.*)
- 5. Good credit** (*minimum of two positive credit lines*)
- 6. Valid photo ID** (*i.e. driver's license*)
- 7. Last bank statement** (used to prove financial status so if needed you can provide multiple accounts)
- 8. Application fee of \$35.00 per adult applicant**

Please remember incomplete applications will not be processed. Past landlords and references will be contacted for rental history verification. Employment and income **MUST** be verifiable. Negative references, derogatory credit lines, collections, or unpaid judgments may keep an application from being approved. An application may also be turned down if a bankruptcy has not been discharged or just recently discharged.

Applications are processed as quickly as possible and you will then be contacted. It is difficult to determine in advance how long it will take as we often have to wait for return phone calls from landlords and employers. If your application is approved, you will have 24 hours to submit a deposit. The security deposit and one month's rent must be paid in the form of a cashier's check or money order prior to occupancy. Upon payment of a deposit, we will hold a vacancy by written agreement for up to 10 days. If the property rents before your application is processed you may transfer your application to another of our available properties. Applications are good for a 30 day period, afterward a new application fee is required and the application screening process will start over.

No pets allowed without written consent of Owner or Agent and if approved an additional deposit will be required. Proof of renter's insurance is required prior to move-in for all approved applicants and must be maintained throughout tenancy.

Please understand that approval is not an agreement to rent. The Rental Agreement must be in writing and signed by the Property Manager. **PLEASE READ ALL OF THE ABOVE CAREFULLY BEFORE FILLING OUT AND SIGNING THIS RENTAL APPLICATION ON THE REVERSE SIDE.**

Questions, please call Titan Property Management

8421 Auburn Blvd, Suite 170
Citrus Heights, CA 95610
(916) 349-7623