



We would like to welcome you to Raymus Homes

Raymus Homes has qualifications that must be met for anyone wanting to rent one of our properties. Please review the list below and bring all necessary documents when applying. Missing or incomplete information may delay or prevent verification, permitting another application to be approved before yours. We will not charge you an application fee until we have completed our screening process first. We will need to verify your credit, rental, and criminal background check. At that point, we will ask for your \$35.00 processing fee and \$100.00 holding fee. The rental home will be offered on a first-come, first-qualified basis.

Application Processing:

The property manager must receive the following items to process your application:

- A complete separate application is required from each adult (anyone 18 years and older) who intends to reside at the property. Any falsification shall be cause for denial.
- Copies of each applicant's ID and Social Security Card (copies will be made in our office).
- Combined income must be at least 3 times the rental amount. Proof of income is required.
- **Employees:** Original pay stubs (2 most current months).
- **Self-employed:** IRS 1040 (first two pages of the last two years' tax returns) and Schedule C (profit and loss statement of the previous two years' tax returns).
- **Child Support:** file-stamped court order. Must show the history of payment received for a minimum 12-month period.
- Any bankruptcy must be discharged, and all current debt must be in good standing and no collections.
- \$35.00 application fee (**money order or cashier's check only**) per applicant
- \$100.00 holding fee (**money order or cashier's check only**) will be required to hold the home while going through the application process. If you are denied, the holding fee will be refunded to you. If you are approved, the holding fee will go towards your holding deposit.
- Once approved, the full deposit will be required within 2 business days to hold the property further.
Deposits must be paid by money order or cashier's check only. (Personal checks or cash will not be accepted).
- We do not accept applicants with court filings of eviction.
- Renters' Insurance is required with a minimum of a \$100,000 policy. Renter's Insurance policies are designed to cover YOU in the event of loss to your personal property and protect you in the event you are responsible for injury or property damage to others in your rented Home or Condo.
- Our properties are smoke-free. All tenants will be required to sign a statement acknowledging this and agreeing not to grow, cultivate or use marijuana or controlled substances on the property.
- A pet deposit of \$650.00 per pet plus a signed pet agreement is required. Unfortunately, not all pets are acceptable.
- Guarantors are considered for applicants with no rental and no credit history only.
- Applications are only good for 30 days from the date of approval. This application does not guarantee you any rental property. Processing times vary and can take several weeks.

APPLICATION TO RENT

(All sections must be completed)

A \$35.00 Money Order Fee & an Individual Application is required from each potential occupant from 18 years of age or older.

LAST NAME		FIRST NAME		MIDDLE NAME		SOCIAL SECURITY # or ITIN	
DATE OF BIRTH		DRIVERS LICENSE # / STATE		WORK PHONE NUMBER ()		HOME PHONE NUMBER ()	
OTHER NAMES USED IN PAST			E-MAIL ADDRESS			MOBILE/CELL NUMBER ()	
PRESENT ADDRESS			CITY		STATE	ZIP CODE	
DATE IN		DATE OUT		OWNER/MGR NAME		OWNER/MGR PHONE ()	
REASON FOR MOVING				CURRENT RENT \$ /MONTH			
PREVIOUS ADDRESS			CITY		STATE	ZIP CODE	
DATE IN		DATE OUT		OWNER/MGR NAME		OWNER/MGR PHONE ()	
REASON FOR MOVING				RENT PAID \$ /MONTH			
NEXT PREVIOUS ADDRESS			CITY		STATE	ZIPCODE	
DATE IN		DATE OUT		OWNER/MGR NAME		OWNER/MGR PHONE ()	
REASON FOR MOVING				RENT PAID \$ /MONTH			

PROPOSED OCCUPANTS: List all in addition to yourself	NAME	NAME
	NAME	NAME

WILL YOU HAVE PETS?	DESCRIBE	WILL YOU HAVE LIQUID-FILLED FURNITURE?	DESCRIBE
<input type="checkbox"/> AM <input type="checkbox"/> AM NOT A MEMBER OF THE ARMED FORCES (including the National Guard and Reserves)?			

A	PRESENT OCCUPATION		EMPLOYER NAME	
	HOW LONG WITH THIS EMPLOYER?	PHONE NUMBER ()	EMPLOYERS ADDRESS	
	NAME OF YOUR SUPERVISOR			
B	PRIOR OCCUPATION		EMPLOYER NAME	
	HOW LONG WITH THIS EMPLOYER?	PHONE NUMBER ()	EMPLOYERS ADDRESS	
	NAME OF YOUR SUPERVISOR			

CURRENT GROSS INCOME \$ PER	CHECK ONE <input type="checkbox"/> WEEK <input type="checkbox"/> MONTH <input type="checkbox"/> YEAR	PLEASE LIST ALL OF YOUR FINANCIAL OBLIGATIONS BELOW
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NAME OF BANK	BRANCH OR ADDRESS	ACCOUNT NUMBER
		CHECKING SAVING

properties are rented smoke-free. Prospective tenants will be required to sign an agreement to keep units smoke-free. All



NAME OF CREDITOR	ADDRESS	PHONE NUMBER	MONTHLY PAYMENT AMOUNT
		()	
		()	
		()	

IN CASE OF EMERGENCY	ADDRESS	PHONE	CITY	RELATIONSHIP
1.		()		
2.		()		
PERSONAL REFERENCES	ADDRESS	PHONE	LENGTH OF ACQUAINTANCE	OCCUPATION
1.		()		
2.		()		

MOTHER'S MAIDEN NAME: _____

Automobile: Make: _____ Model/Color: _____ Year _____ License # _____

Other Vehicle(s) _____ Model/Color: _____ Year _____ License # _____

How did you hear of us? _____

Have you ever filed for bankruptcy? _____

Have you ever been evicted or asked to move? _____

Have you ever been convicted of or pleaded no contest to a felony? _____

Have you ever been convicted of selling, distributing, or manufacturing illegal drugs? _____

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.

APPLICATION FEE \$ _____ Deposit \$ _____

The undersigned makes an application to rent housing accommodations designed as:

Apt No. _____ Located at: _____

The rental for which is \$ _____ per _____ and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including deposits, before occupancy.

Date _____ Applicant Signature _____

CALIFORNIA APARTMENT ASSOCIATION CODE FOR EQUAL 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, secular orientation, or national origin.

The California Apartment Association reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the multioperation 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:

- u 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.
- u 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.
- u 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".
- u 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.

properties are rented smoke-free. Prospective tenants will be required to sign an agreement to keep units smoke-free. All



**AUTHORIZATION TO RELEASE INFORMATION TO PROSPECTIVE
LANDLORD OR PROPERTY MANAGER**

HEREAS the undersigned Tenant(s) ("Applicant") are applying for tenancy with the herein stated landlord or property manager ("Former Landlord"):

Former Landlord
or Property Manager: _____

Mailing Address: _____

Telephone Number: _____ Fax Number _____

Applicant hereby requests the assistance of the herein stated former landlord or property manager ("Prospective Landlord"):

Prospective Landlord
or Property Manager: RAYMUS HOMES

Mailing Address: 1433 Moffat Blvd., Suite 13
Manteca, Ca 95336

Telephone Number: (209) 824-3080 Fax Number (209) 433-0467

In providing information about Applicant's tenancy with Former Landlord while occupying the rental unit. Known as:

Property Address: _____ Unit #: _____

City, State & Zip: _____

The undersigned Applicant hereby requests and authorizes the Former Landlord to provide and share information with Prospective Landlord about Applicant and Applicant's tenancy, without any restrictions or limitations. Applicant hereby authorizes Former Landlord to provide copies to Prospective Landlord of Applicant's file and records, either in part or in their entirety. Applicant further agrees to hold Former Landlord free and harmless from any liability for verbal or written information provided to Prospective Landlord.

Applicant Signature

Date

Applicant Signature

Date

Pet/Animal Application

A pet/animal application will allow the Owner/Agent to determine if the pet/animal of the applicant/pet owner is appropriate for the property for which the pet owner is applying. A separate application is required for each pet, except for aquariums. Owner/Agent may require pet/animal insurance with a minimum liability coverage requirement.

Pet Owner Information

Name _____
Address _____ City _____ State WI Zip _____

Conditional Authorization For Pet

Upon the Owner/Agent's approval of pet/animal owners' application, you will be permitted to keep the pet/animal that is described below in the dwelling until the lease or rental agreement expires. However, we may terminate this authorization sooner if your right of occupancy is lawfully terminated or in our judgment you, your pet/animal, your guests, or any occupant violate any part of this application. NO other pets/animals are permitted during the tenancy without written approval from Owner/Agent.

Pet's Name: _____

Type/Breed: _____

(Veterinarian certification of breed, current shots and care may be required)

Sex: Male Female

Length of time owned? _____

Weight? _____ Height at shoulder? _____

Spayed or neutered? Yes No

Current with **all** licensing requirements? Yes No Not applicable

Wear a collar with visible ID? Yes No Not applicable

Any complaints about your pet/animal at your current address? Yes No

Are they microchipped (applies to cats, dogs and birds)? Yes No

Pet/Animal cannot be microchipped

For Cat Owners: Do you keep your cat indoors? Yes No Is your cat declawed? Yes No

Are your cat's vaccinations current? Yes No

For Dog Owners: Is your dog house trained? Yes No Has your dog ever bitten anyone? Yes No

Are your dog's vaccinations current? Yes No

For Aquarium Owners: What size is your aquarium? _____ Dimensions? _____ Gallons? _____

For Bird Owners: Do you ever allow your bird to leave the cage? Yes No

For Exotic Animals: What kind of an exotic animal do you have? _____

Do you ever allow your animal outside its cage or crate? Yes No

Is there any other pertinent documentation that needs to be disclosed? _____

You declare that all your statements on this application are true. Providing false information and/or omission of any applicable disclosures may be a cause for rejection.

Date: _____ X _____
Pet/Animal Owner Signature

Please attach a photo of your pet here.