

TRIDENT PROPERTY MANAGEMENT

RENTAL APPLICATION

PM _____

1110 Civic Center Blvd., Suite 102 ~ Yuba City, CA 95993 ~ Phone (530) 751-7040 Fax (530) 751-7035

APPLICANT NAME - LAST			APPLICANT NAME - FIRST AND MIDDLE INITIAL			JR	SR	CELL PHONE		
						<input type="checkbox"/>	<input type="checkbox"/>			
OTHER NAME(S) USED IN LAST 10 YEARS		EMAIL ADDRESS		HOW DID YOU HEAR ABOUT THIS RENTAL?				I AM / AM NOT A MEMBER OF THE ARMED FORCES		
DATE OF BIRTH	SOCIAL SECURITY NO. OR ITIN	DRIVER'S LICENSE NO. (if any)	STATE	EXP. DATE	HOME PHONE	BUS. PHONE				

CURRENT ADDRESS			CITY	STATE	ZIP	SINCE	Own	Rent	
							<input type="checkbox"/>	<input type="checkbox"/>	
CURRENT LANDLORD'S NAME			PHONE ()		MONTHLY RENT \$				
REASON FOR LEAVING						THIRTY DAY NOTICE GIVEN-	YES	NO	
							<input type="checkbox"/>	<input type="checkbox"/>	
PREVIOUS ADDRESS-STREET (IF CURRENT ADDRESS LESS THAN 2 YEARS)			CITY	STATE	ZIP	FROM	TO		
PREVIOUS LANDLORD'S NAME			PHONE ()		MONTHLY RENT \$			Own	Rent
								<input type="checkbox"/>	<input type="checkbox"/>
REASON FOR LEAVING						THIRTY DAY NOTICE GIVEN-	YES	NO	
							<input type="checkbox"/>	<input type="checkbox"/>	

Have you ever been delinquent in payment of your rent or any other financial obligation, been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform) any obligation of a rental agreement or lease? Yes No *If yes, please attach an additional sheet explaining the circumstances.*

CURRENT EMPLOYER OR SOURCE OF INCOME		ADDRESS-STREET			CITY	STATE	ZIP
POSITION	PHONE	FROM/TO	GROSS MONTHLY SALARY \$	OTHER INCOME SOURCE	AMOUNT \$		
PRIOR EMPLOYER OR PRIOR SOURCE OF INCOME (if less than 1 year with current source of income)		ADDRESS-STREET			CITY	STATE	ZIP
POSITION	PHONE	FROM/TO	GROSS MONTHLY SALARY \$	OTHER INCOME SOURCE	AMOUNT \$		

AUTO-MAKE	MODEL		YEAR	COLOR	LICENSE PLATE	STATE
AUTO-MAKE	MODEL		YEAR	COLOR	LICENSE PLATE	STATE
EMERGENCY CONTACT	ADDRESS-STREET		CITY	STATE	PHONE ()	
PERSONAL REFERENCE	ADDRESS-STREET		CITY	STATE	PHONE ()	

NAMES OF OTHER OCCUPANTS-LAST, FIRST, MI	AGE	NAMES OF OTHER OCCUPANTS-LAST, FIRST, MI	AGE	NAMES OF OTHER OCCUPANTS-LAST, FIRST, MI	AGE
Do you have any pets? Yes No Type Breed Weight Lic. No Spayed/Neutered Age					

As part of the application process Trident Property Management will contact current and previous landlords, current employer, and conduct a credit check with the Credit Bureau. Applicant understands and agrees that all information obtained from these sources will be used to evaluate the application. The non-refundable fee that is charged to complete the above items is \$30.00 per applicant. The fee is due and payable at the time the application is submitted for processing. It will be used for verifying this rental application and is not a deposit, security deposit, or rent. It will not be applied to future rent, or refunded, even in the event this application to rent is denied. Trident processes applications as quickly as possible. The application process should be completed within 72 hours (but may take a little longer in some cases) from submission of your completed application and payment of the advance fee provided all information we request from your references, current and prior landlords, employer, credit report, etc. has been provided to us in a timely manner. Should it take longer to obtain the information requested, it will delay the application process. If additional information is requested, the applicant(s) shall have no more than 24 hours to provide additional information. If the applicant(s) fail to provide the information requested in the time frame allowed, the application may be denied. **I certify the information on this application is true and correct to the best of my knowledge. I authorize Trident Property Management or its agents to verify the above information and obtain either a consumer or investigative credit report. I hereby certify that I am at least 18 years of age. I hereby authorize Trident Property Management or its agents to answer questions regarding my rental and credit experience with them.**

APPLICANT'S SIGNATURE _____ **DATE** _____

FOR OFFICE USE ONLY					
Property	Reviewed By	PM	Photo ID Type	Additional ID Type	Receipt #
Application Received	First Processing Completion	Requested Additional Information	Additional Information Deadline	Final Processing Completion	
Date Time	Date Time	Date Time	Date Time	Date Time	Date Time

TRIDENT APPLICATION REQUIREMENT SUMMARY

<u>Age</u>	Applicants must be at least 18 years old. All persons 18 years and older, including married couples, that will occupy the premises must complete a separate application and sign the Rental Agreement.
<u>Occupancy Limits</u>	Household size limited to a total of two (2) persons per bedroom plus one (1).
<u>Income</u>	Legal and verifiable combined income of at least three times the monthly rental rate.
<u>Employment</u>	A minimum of one (1) year stable source and receipt of income is required. Applicant must provide current pay stubs and/or tax returns upon request.
<u>Rental History / Home Ownership</u>	Two (2) years rental history or home ownership is preferred, but not required. Applicant must <u>not</u> have any indicators of negative rental history within the last two years.
<u>Security Deposits</u>	A security deposit is required on all rental properties. Deposits vary depending on a number of factors. Specific amount will be determined by Agent.
<u>Pets</u>	No pets are permitted unless authorized in writing by Owner/Agent prior to occupancy.
<u>Lease Term</u>	One (1) year leases are required on most properties. Check with Agent for term on property you are interested in.
<u>Rent</u>	Rent is due and payable in full on the <u>FIRST</u> of each month.
<u>Cash</u>	No cash will be accepted. All payments must be made via personal check or money order.
<u>Fees & Charges</u>	Application Fee is \$30.00 per applicant. Returned Check Fee is \$25.00 / \$35.00. 3-Day Notice Fee is \$20.00. Late Fees vary by property.
<u>Credit History</u>	Each applicant must have a good credit rating which will be verified through a credit reporting agency. Any adverse reporting such as delinquent accounts, collections, judgments, or a BEACON score of less than 500 may disqualify the applicant.
<u>Co-Signers</u>	Co-Signers are subject to management approval and will <u>not</u> be considered if applicant has an unsatisfactory credit rating or rental reference.
<u>Processing Time</u>	Trident processes applications as quickly as possible. The application process should be completed within 72 hours (but may take a little longer in some cases) from submission of your completed application and payment of the advance fee provided all information we request from your references, current and prior landlords, employer, credit report, etc. has been provided to us in a timely manner. Should it take longer to obtain the information requested, it will delay the application process. If additional information is requested, the applicant(s) shall have no more than 24 hours to provide additional information. If the applicant(s) fail to provide the information requested in the time frame allowed, the application may be denied.

SEE ATTACHED RENTAL APPLICATION POLICY FOR COMPLETE DETAILS.

The application process will not begin until all applications are completed and all fees are paid for each applicant.

TRIDENT PROPERTY MANAGEMENT
1110 Civic Center Blvd., Suite 102 ~ Yuba City, CA 95993
(530) 751-7040 / (530) 751-7035 fax
RENTAL APPLICATION POLICY

Dear Prospective Tenant:

Trident Property Management is an Agent for the Owner of the property for which you are applying to rent. As the Agent, we have an obligation to find the best qualified tenant(s) and, at the same time, treat all applicants with fairness and equality. Our goal as an equal housing opportunity provider is to rent to individuals who are responsible in paying the rent as agreed, care for their residence and/or apartment community, and see that they and their guests conduct themselves in a manner that respects other people's rights and property. In order to achieve our goal, we will fully comply with the Federal Fair Housing Act as well as California's Fair Housing Act. The landlord and/or authorized agent do not discriminate against any person because of age, race, color, religion, sex, including gender as defined by Penal Code Section 422.56(c), and pregnancy, childbirth, or medical conditions related to pregnancy or childbirth (California Government Code Section 12926(p), sexual orientation, disability, familial status, marital status, national origin, ancestry, source of income, or any other arbitrary reason. The landlord and agent also fully comply with all state and local fair housing laws. We will only select applicants who meet the requirements as outlined in our Rental Application Policy. You are required to review and approve that policy as part of the rental process. We want to thank you for considering one of our properties as your home and if you are selected, we hope your stay will be a very pleasant experience.

We 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, and
2. the likelihood that you will not cause damages to the premises and that you will maintain the condition of the tenancy 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.

APPLICATION PROCESS:

1. **The application must be filled out completely, accurately, and legibly before it will be accepted.** (Trident personnel will not assist applicants in completing their application.)
2. The applicant must provide **TWO** adequate identification. At least one identification must include a photograph of the applicant (i.e. driver's license, passport, or other photo I.D.). Each applicant must present identity information that is legal and verifiable including but not necessary limited to at least one form of verifiable government issued photo identification.
3. Pursuant to the provisions of California Civil Code Section 1950.6 a **NON-REFUNDABLE** per **applicant fee of \$30.00**, must be received **before** the application is processed.
4. We will not accept an application until the applicant has paid the required fee in full, and has read and approved the Rental Application Policy. **A deposit will not be accepted until the Applicant has personally viewed the premises.**
5. **Applications are taken on a first come, first served (received), first-completed basis after the property has been viewed. Application fees are NOT REFUNDABLE whether or not the application is approved.**
6. Abusive attitude or disruptive behavior by applicant, their children, or guests. Expressing threatening or abusive behavior or language during the application process will result in denial of your application. Landlord reserves the right to reject the Application at any time prior to execution and delivery of written Rental Agreement for the following reasons.
 - i. Discovery of false or misleading statements having been made by the Applicant and/or a former or current landlord or property manager,
 - ii. Conduct by the applicant which may adversely affect the health, safety or welfare of other applicants, residents and/or their guests and invitees or management staff and vendors that is committed by the applicant whether on-site or off-site and that is observed by and/or directed toward the Landlord, management staff, vendors, existing residents, their guests and invitees, and/or other applicants that is abusive, threatening, assaultive, intimidating, profane, racially or sexually inappropriate behavior, or other similar conduct engaged in by the applicant,
 - iii. Discovery of supplemental post-application information regarding the Applicant that would otherwise be good cause to permit rejection of the Application.

7. **You must provide information on your rental application that is complete, legible, accurate, and truthful. You must fully complete each section of the rental application and sign it.**

REQUIREMENTS:

1. **CREDIT HISTORY:** Each applicant shall have a good credit rating which will be verified through a credit reporting agency. **An adverse report such as delinquent accounts or unpaid judgments may disqualify the applicant.** It shall not be considered as derogatory if the applicant has absolutely no credit history; however if the applicant does have a credit history, the credit record must be non-derogatory and verifiable. If the applicant's credit history shows any derogatory information, the landlord or authorized agent may reject your application. Derogatory information includes but is not limited to the following:
 - a. One or more open collection accounts,
 - b. Open bankruptcy,
 - c. One or more unpaid collection account which is not medical,
 - d. One or more collection "write-offs" within the last seven years,
 - e. More than three late payments within the last twelve months preceding submission of the application to rent,
 - f. More than six late payments in the last twenty-four months preceding submission of the application to rent,
 - g. One or more unsatisfied money judgments,
 - h. One or more unpaid tax liens,
 - i. Foreclosure,
 - j. Repossession,
 - k. Your BEACON score should not be lower than **600**. If your BEACON score at the time of the application is less than **600**, and you otherwise qualify for tenancy, an additional security deposit may be required.
 - l. Inability to verify credit information

In the event a credit report is unavailable from the Credit Bureau either due to a lack of established credit or the lack of a social security number, Trident will independently verify the applicants credit worthiness. Applicant shall provide documentation to assist in the verification of the applicants credit and financial history. Documentation may include, but is not limited to pay stubs, tax returns, bank statements, and/or payment history of utilities, installment loans, and/or personal loans.

In the event an unsatisfactory rating is received from the Credit Bureau in relation to your application, you may submit a letter of explanation or a consumer statement. The submission of an explanation or consumer statement will be taken into consideration, but does not guarantee approval. Should additional information be requested, the applicant(s) shall have no more than 24 hours to provide additional information requested. Should the applicant(s) fail to provide the information requested in the time frame allowed, the application may be denied.

2. **INCOME:** Your combined gross monthly income must be at least three times the monthly rent, and must be legal and verifiable. Acceptable verification of income includes, but is not limited to the following items – one month's income and pay stubs or statement of wages on authorized company letterhead, prior year's tax returns, bank statements, proof of government payments (such as welfare, disability, social security, etc.), proof of receipt of court ordered incomes (such as spousal or child support), proof of investment income, or proof of any other legal income, and a copy of applicable business license if required by law for a self-employed Applicant. Applicant's employment and/or other sources of income will be verified. Duration of receipt of source of income, length of receipt of the income, employment and/or job stability will be a factor of consideration. **A minimum of one year stable source and receipt of income is required. We require a 33.3% rent-to-income ratio** (i.e. applicant's income must equal three times the monthly rental amount). Outstanding debts and monthly obligations will also be taken into consideration. Applicant must provide current pay stubs and/or tax returns upon request. Self-employed applicants shall provide complete copies of their last two years of federal tax returns.

Applicant must have a verifiable ability to pay the rent after meeting current obligations and reasonable costs of living. Applicant must be able to demonstrate the ability to pay rent on an on-going basis for the duration of the anticipated tenancy. AFDC and SSI are accepted as income for qualifying purposes, with proper verification.

If Child Support, Alimony, Grants, and some forms of revenue can be verified, and they are going to be received for a specific period of time not less than the intended term of tenancy, they may be combined with other acceptable sources of income to assist an applicant in meeting the rent to income ratio for qualifying purposes.

Section 8 Housing Assistance is only available for certain properties and is subject to change at any time. Applicant(s) must income qualify based upon the applicant's portion of the rent.

3. A history of violent behavior or criminal convictions for violent crimes or illegal drug activities will disqualify the applicant. **WE DO NOT TOLERATE DRUG DEALING.** The Landlord or agent 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.
4. **RENTAL REFERENCES: Current and prior landlords' references will be checked.** Failure to pay rent on time, to give a thirty 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. Stability of residency (frequency of moves) and length of residency in the community will be a factor of consideration. **Two years of rental history is preferred. If applicant has ever been evicted or sued for any lease violation, or had a tenancy terminated due to a lease violation, the application will be rejected.** The applicant must not have "Negative Rental History" applicable to at least the last two years. Negative Rental History includes but is not necessarily limited to the following:
 - a. More than one late payment of rent,
 - b. Non payment of other fees associated with a rental agreement,
 - c. Failure to pay late charges associated with a rental agreement,
 - d. Violation of any provision of a rental agreement,
 - e. Issuance of any form of a notice to quit due to one or more alleged violation of a rental agreement,
 - f. History or practice of disturbances of the peace or alleged violation of law,
 - g. You must not owe any prior landlord any money for an reason,
 - h. Having been named as a Defendant in a lawsuit for Unlawful Detainer within the last ten years; however, if the applicant entered into a written stipulation with the former or current landlord, or a written Stipulation & Order or a written Stipulated Judgment and the case has either been dismissed or a Full Satisfaction of Judgment has been filed due to full, timely and complete compliance with the requirements of the written stipulation this item shall not apply as a "negative",
 - i. Inability to verify information from current or former landlord(s).
5. **Applicant must be at least 18 years of age or legally emancipated to sign the rental agreement.** All occupants over 18 years of age must complete an application and sign the rental agreement.
6. If applicant partially meets the qualifying criteria and otherwise does not meet all other qualification criteria, a request for payment of an increased security deposit and/or the application of a co-signer may be required when the applicant has insufficient landlord, credit or income references. The co-signer will be subject to the same income and credit screening procedures as the applicant. Co-Signers are subject to management approval and will not be considered if applicant has an unsatisfactory credit rating or rental reference. Co-Signer must reside within a 50 mile radius of the rental property applied for.
7. To prevent overcrowding and undue stress on plumbing and other building systems, the landlord restricts the maximum number of people who may reside in a unit. In determining these restrictions, the landlord adheres to all applicable fair housing laws. For non-governmentally subsidized housing the landlord allows a maximum of two persons per bedroom per rental unit, plus on.

Occupancy limits are as follows:

1. One bedroom: no more than 3 people
2. Two bedroom: no more than 5 people
3. Three bedroom: no more than 7 people
4. Four bedroom: no more than 9 people

AUTOMATIC DISQUALIFIERS:

- Prior or current eviction resulting in a judgment against the applicant
- Unfavorable rental history
- Negative rental history
- Not meeting credit history requirements of this rental criteria
- Unverifiable information on your application
- False information given on the application
- Expressing threatening or abusive behavior or language during the rental process
- Not meeting rent-to-income ratio requirements
- BEACON score less than 600
- Inability to pay rent in addition to current financial obligations
- Failure to provide requested information in the time frame provided.

FALSE INFORMATION AND NEGATIVE REVIEWS:

Initial: _____ Trident Property Management considers the deliberate placing of false or incomplete information upon a Rental Application, without a plausible explanation as to mistake or inadvertence, as an immediate reason to disqualify an Application.

Trident Property Management takes its professional reputation very seriously and will utilize any and all legal remedies available to it to stop the willful and/or negligent publication of knowingly false information by an applicant whose rental application is denied or a tenant or former tenant who knowingly publishes false information and/or knowingly makes false negative comments of a factual nature about Trident Property Management either during the course of a tenancy or after any tenancy. By submitting this Rental Application, the Applicant acknowledges and agrees that in the event any court or legal tribunal enters a ruling, judgment, verdict or decree that the Applicant, whether as a tenant, former tenant or a rental applicant knowingly published and disseminated false information as if the same were factual about Trident Property Management leading to an award of damages in Trident Property Management's favor that the Applicant whose signature appears below also agrees that Trident Property Management should also be permitted an award of all of its attorneys fees and legal costs in any such judgment in an amount to be determined as reasonable by the court.

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.

If approved by the landlord or authorized agent for the landlord, within 24 hours of notification to the applicant(s) of approval the applicant must deliver to the landlord or authorized agent the full security deposit. Notification to the approved applicant may be by telephone, voice or message machine, email, or by mailing to the applicant by first class mailing. Failure of the approved applicant to meet these conditions within 24 hours may at the sole and exclusive option of the landlord or authorized agent result in the landlord or authorized agent entering into a rental agreement with any other approved applicant.

An amount equal to at least one month of rent and the full security deposit (including any additional deposit required for pets, satellite dishes, or for any other purpose, must be paid before the applicant can take possession of the unit.

Applicant MUST be able to place all utility services, not provided by owner, in tenant's name.

All lease/rental documents must be signed by all applicants in the presence of a management representative.

Applicant Signature: _____ **Date:** _____

EMPLOYMENT VERIFICATION FORM
AUTHORIZATION TO RELEASE INFORMATION TO PROSPECTIVE
LANDLORD OR PROPERTY MANAGER

Please mark the appropriate box: **CURRENT EMPLOYER** **PRIOR EMPLOYER**

*****TO BE COMPLETED BY APPLICANT*****

Company Name: _____	From: <u>Trident Property Management</u>
Attention: _____	<u>1110 Civic Center Blvd. Suite 102</u>
Phone: _____	<u>Yuba City, CA 95993</u>
Fax #: _____	<u>Phone # (530) 751-7040</u>
Re: Applicant: _____	<u>Fax # (530) 751-7035</u>
Date of Birth: _____	Property Location: _____

I represent that I am herewith applying to rent a residential premises from Trident Property Management. I have stated that I am now or was formerly employed by you. I hereby authorize the release of the information requested in this letter to the above named person and/or company. Your prompt reply will help facilitate my application for housing.

Each of the parties stated above is hereby requested and authorized to speak with or communicate with the prospective landlord or property manager set forth above for the purpose of discussing any and all facts and circumstances related to my employment and/or compensation. There are no limitations or restrictions regarding what may be discussed or revealed to my prospective landlord or property manager. I acknowledge that you do not have a legal duty to provide the information; this is simply a request for you to do so. I hereby hold the above named parties harmless of any liability for providing written or verbal information to my prospective landlord or property manager.

APPLICANT SIGNATURE **DATE**

*****TO BE COMPLETED BY CURRENT/PRIOR EMPLOYER*****

The above named applicant has applied with us for rental housing. The following information is required in order for us to give property consideration to his/her application. The confidentiality of the information you furnish will be preserved except where disclosure is required by law. Enclosed is a self-addressed, stamped envelope for your convenience. Your prompt response is most appreciated. Thank you for your attention to this request.

TO BE COMPLETED BY EMPLOYER:

1. Applicant's dates of employment: From _____ to _____
2. Present or last position: _____
3. Probability of continued employment: _____
4. Rate of pay \$ _____ per #Hour # Week # Month
5. Average Monthly Overtime, Commissions or Bonuses: \$ _____
6. Average Monthly paycheck: Gross \$ _____ Net \$ _____
7. Year-to-date earnings: \$ _____ Prior year's earnings: \$ _____
8. If no longer employed, the reason for leaving: _____

Any additional comments, which would aid in the evaluation of this person's application for rental?

_____	_____
NAME	SIGNATURE
_____	_____
TITLE	DATE

FOR OFFICE USE ONLY:

VERIFIED BY: _____ DATE: _____

EMPLOYMENT VERIFICATION FORM
AUTHORIZATION TO RELEASE INFORMATION TO PROSPECTIVE
LANDLORD OR PROPERTY MANAGER

Please mark the appropriate box: **CURRENT EMPLOYER** **PRIOR EMPLOYER**

*****TO BE COMPLETED BY APPLICANT*****

Company Name: _____	From: <u>Trident Property Management</u>
Attention: _____	<u>1110 Civic Center Blvd. Suite 102</u>
Phone: _____	<u>Yuba City, CA 95993</u>
Fax #: _____	<u>Phone # (530) 751-7040</u>
Re: Applicant: _____	<u>Fax # (530) 751-7035</u>
Date of Birth: _____	Property Location: _____

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Each of the parties stated above is hereby requested and authorized to speak with or communicate with the prospective landlord or property manager set forth above for the purpose of discussing any and all facts and circumstances related to my employment and/or compensation. There are no limitations or restrictions regarding what may be discussed or revealed to my prospective landlord or property manager. I acknowledge that you do not have a legal duty to provide the information; this is simply a request for you to do so. I hereby hold the above named parties harmless of any liability for providing written or verbal information to my prospective landlord or property manager.

APPLICANT SIGNATURE **DATE**

*****TO BE COMPLETED BY CURRENT/PRIOR EMPLOYER*****

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TO BE COMPLETED BY EMPLOYER:

1. Applicant's dates of employment: From _____ to _____
2. Present or last position: _____
3. Probability of continued employment: _____
4. Rate of pay \$ _____ per #Hour # Week # Month
5. Average Monthly Overtime, Commissions or Bonuses: \$ _____
6. Average Monthly paycheck: Gross \$ _____ Net \$ _____
7. Year-to-date earnings: \$ _____ Prior year's earnings: \$ _____
8. If no longer employed, the reason for leaving: _____

Any additional comments, which would aid in the evaluation of this person's application for rental?

_____	_____
NAME	SIGNATURE
_____	_____
TITLE	DATE

FOR OFFICE USE ONLY:

VERIFIED BY: _____ DATE: _____

RENTAL HISTORY VERIFICATION FORM

Please mark appropriate box:

CURRENT LANDLORD PRIOR LANDLORD

The Applicant named below has applied with us for rental housing. It is important that we determine the applicant's past history of meeting financial obligations, especially rent. We also need to determine whether the applicant has a record of non-financial lease violations or eviction notices. The information that we here ask you to supply will be kept confidential and used only for the purpose of evaluating the applicant's rental application. As indicated by the signature below, the applicant has consented to the release of the information we request.

TO BE COMPLETED BY APPLICANT

Re: Applicant _____
Address _____
Dates of Occupancy _____
Name of Apartment Manager: _____
Address: _____
Phone #: _____ Fax #: _____

From: TRIDENT PROPERTY MANAGEMENT
1110 Civic Center Blvd. Ste 102, Yuba City, CA 95993
Telephone No. (530) 751-7040
Fax No. (530) 751-7035

I represent that I am herewith applying to rent a residential premises from Trident Property Management. It is important that my prospective landlord or property manager be provided with information regarding my tenancy with my current or former landlords or property managers. Each of the parties stated above is authorized to speak with or communicate with the prospective landlord or property manager set forth above for the purpose of discussing any and all the facts and circumstances of my current tenancy or former tenancy. There are no limitations or restrictions regarding what may be discussed or revealed to my prospective landlord or property manager. I acknowledge that you do not have a legal duty to provide the information; this is simply a request for you to do so. You are also herewith given express permission and consent to provide copies of my entire tenancy file to the prospective landlord or property manager set forth above. I hereby hold the above named parties harmless of any liability for providing written or verbal information and/or discussing the quality of my tenancy with my prospective landlord or property manager.

SIGNATURE OF APPLICANT _____ DATE _____

TO BE COMPLETED BY CURRENT OR PRIOR LANDLORD

1. **INTRODUCTORY INFORMATION**

- a) Is the applicant currently living in your community? yes no
- b) Are you related to the applicant? yes no
- c) Did the applicant (check one) rent from you stay as a guest?
- d) Did the applicant have a lease? yes no
- e) Date applicant moved in _____ Moved out _____
- f) What was the monthly rent? \$ _____

Lease End date _____
 Month to Month

2. **RENTAL PAYMENT INFORMATION**

- a) Did the applicant have a record of paying rent promptly?
 Always paid promptly Usually paid promptly Occasionally paid late Frequently paid late
- b) If applicant paid late, how many days late? _____ How often? _____
- c) Did you ever begin eviction proceedings against the applicant for nonpayment? yes no
- d) Does the applicant still owe you money? yes no If yes, how much? _____

3. **TREATMENT OF APARTMENT AND COMMON AREAS**

- a) Did the applicant keep the apartment clean? yes no
- b) Did the applicant or applicant's family or guests damage the apartment beyond ordinary wear and tear?
 yes no If yes, describe. _____
- c) Did the applicant or applicant's family or guests ever damage or vandalize any common area?
 yes no If yes, describe. _____
- d) Did the applicant pay for the damage? yes no
- e) Did the applicant have living or housekeeping habits that could adversely affect the welfare, health, or safety of other residents?
 yes no If so, describe. _____
- f) Did you keep any of the applicant's security deposit? yes no
If yes, how much did you keep and why? _____

4. **GENERAL QUESTIONS**

- a) Did the applicant ever threaten the health or safety of other residents or employees, become violent, or engage in criminal or drug-related activities? yes no If yes, describe. _____
- b) Did the applicant ever create any noise disturbances or disruptions? yes no
- c) Did the applicant ever have anyone other than those named on the lease living in the apartment? yes no
- d) Did the applicant ever have any pets in the apartment? yes no If so, were they authorized? yes no
- e) Did the applicant ever give you false information? yes no
- f) Did you ever give the applicant a lease termination notice? yes no If yes, why? _____
- g) Did the applicant give you proper notice before moving? yes no
- h) Did the applicant violate any provision of the rental agreement? yes no If yes, what? _____
- i) What was the applicant's reason for moving? _____
- j) Would you rent to this applicant again? yes no Why or why not? _____

INFORMATION PROVIDED BY

Name (please print) _____ Title _____
Signature _____ Date _____

FOR OFFICE USE ONLY:

VERIFIED BY: _____ DATE: _____

RENTAL HISTORY VERIFICATION FORM

Please mark appropriate box:

CURRENT LANDLORD PRIOR LANDLORD

The Applicant named below has applied with us for rental housing. It is important that we determine the applicant's past history of meeting financial obligations, especially rent. We also need to determine whether the applicant has a record of non-financial lease violations or eviction notices. The information that we here ask you to supply will be kept confidential and used only for the purpose of evaluating the applicant's rental application. As indicated by the signature below, the applicant has consented to the release of the information we request.

TO BE COMPLETED BY APPLICANT

Re: Applicant _____
Address _____
Dates of Occupancy _____
Name of Apartment Manager: _____
Address: _____
Phone #: _____ Fax #: _____

From: TRIDENT PROPERTY MANAGEMENT
1110 Civic Center Blvd. Ste 102, Yuba City, CA 95993
Telephone No. (530) 751-7040
Fax No. (530) 751-7035

I represent that I am herewith applying to rent a residential premises from Trident Property Management. It is important that my prospective landlord or property manager be provided with information regarding my tenancy with my current or former landlords or property managers. Each of the parties stated above is authorized to speak with or communicate with the prospective landlord or property manager set forth above for the purpose of discussing any and all the facts and circumstances of my current tenancy or former tenancy. There are no limitations or restrictions regarding what may be discussed or revealed to my prospective landlord or property manager. I acknowledge that you do not have a legal duty to provide the information; this is simply a request for you to do so. You are also herewith given express permission and consent to provide copies of my entire tenancy file to the prospective landlord or property manager set forth above. I hereby hold the above named parties harmless of any liability for providing written or verbal information and/or discussing the quality of my tenancy with my prospective landlord or property manager.

SIGNATURE OF APPLICANT _____ DATE _____

TO BE COMPLETED BY CURRENT OR PRIOR LANDLORD

1. INTRODUCTORY INFORMATION

- a) Is the applicant currently living in your community? yes no
- b) Are you related to the applicant? yes no
- c) Did the applicant (check one) rent from you stay as a guest?
- d) Did the applicant have a lease? yes no
- e) Date applicant moved in _____ Moved out _____
- f) What was the monthly rent? \$ _____

Lease End date _____
 Month to Month

2. RENTAL PAYMENT INFORMATION

- a) Did the applicant have a record of paying rent promptly?
 Always paid promptly Usually paid promptly Occasionally paid late Frequently paid late
- b) If applicant paid late, how many days late? _____ How often? _____
- c) Did you ever begin eviction proceedings against the applicant for nonpayment? yes no
- d) Does the applicant still owe you money? yes no If yes, how much? _____

3. TREATMENT OF APARTMENT AND COMMON AREAS

- a) Did the applicant keep the apartment clean? yes no
- b) Did the applicant or applicant's family or guests damage the apartment beyond ordinary wear and tear?
 yes no If yes, describe. _____
- c) Did the applicant or applicant's family or guests ever damage or vandalize any common area?
 yes no If yes, describe. _____
- d) Did the applicant pay for the damage? yes no
- e) Did the applicant have living or housekeeping habits that could adversely affect the welfare, health, or safety of other residents?
 yes no If so, describe. _____
- f) Did you keep any of the applicant's security deposit? yes no
If yes, how much did you keep and why? _____

4. GENERAL QUESTIONS

- a) Did the applicant ever threaten the health or safety of other residents or employees, become violent, or engage in criminal or drug-related activities? yes no If yes, describe. _____
- b) Did the applicant ever create any noise disturbances or disruptions? yes no
- c) Did the applicant ever have anyone other than those named on the lease living in the apartment? yes no
- d) Did the applicant ever have any pets in the apartment? yes no If so, were they authorized? yes no
- e) Did the applicant ever give you false information? yes no
- f) Did you ever give the applicant a lease termination notice? yes no If yes, why? _____
- g) Did the applicant give you proper notice before moving? yes no
- h) Did the applicant violate any provision of the rental agreement? yes no If yes, what? _____
- i) What was the applicant's reason for moving? _____
- j) Would you rent to this applicant again? yes no Why or why not? _____

INFORMATION PROVIDED BY

Name (please print) _____ Title _____
Signature _____ Date _____

FOR OFFICE USE ONLY:

VERIFIED BY: _____ DATE: _____