

Rental Application

Property:

Applicant information

BEFORE YOU BEGIN:

WHAT'S REQUIRED TO APPLY TO RENT?

- a HOLDING DEPOSIT is required before we process any applications. Please make sure you have placed a holding deposit before moving forward with this application. (The only exception to this rule is for lease take-over applicants, no holding deposit is required if you are applying to take over someone's existing lease; please make sure you have the current tenant's approval to submit an application).

- to reserve a property a holding deposit in the amount of half of the security deposit is required. This holding deposit is non-refundable at time of receipt and will only be refunded if applications are not approved. A holding deposit is required before any applications will be accepted. Holding deposits are taken on a first-come, first-serve basis. A holding deposit is the only way that you may reserve a place in line for a property. You may place a holding deposit sight unseen. If a holding deposit has already been placed you may place a backup holding deposit to be placed next in line. Backup holding deposits are fully refundable at anytime unless your application is moved into the 1st position. Holding deposits must be paid at our office in the form of personal check, cashier's check, money order or via online ACH transfer (please contact our office directly to pay with this option). No cash is accepted for the holding deposit. Please contact our office at (530) 636-2627 or team@blueoakchico.com for instructions on placing a holding deposit.

- each adult applicant (18 years and older) must apply and each must pay a \$40 application fee. Valid ID required.

- you will need to submit proof of income (pay stubs or tax returns) showing all adults combined monthly income totals at least 3 times the monthly rent.

- you will need to provide your current and previous landlord references.

- if you have pets, a digital photo of you with your pet(s) must be submitted.

- tenant liability insurance is required for all Leases and Lease Renewals.

- please email copies all required documentation (ID copy, proof of income, photo of you and your pet) to applications@blueoakchico.com immediately upon completion of your application.

WHAT WOULD CAUSE APPLICATIONS TO BE DECLINED?

If we find prior evictions, unpaid balances due to landlords, poor credit, insufficient income, unsatisfactory references and recent or non-discharged bankruptcies. Unqualified occupants or pets can also be a reason for decline. Criminal background is reviewed on a case-by-case basis.

COSIGNERS (GUARANTORS)

-please do not fill out this application, the cosigner application can be found at <http://blueoakchico.com/cosigner-application.php>.

IS THE APPLICATION FEE REFUNDABLE?

In order to evaluate the applications it is necessary for Blue Oak Property Management to expend time and cost in credit reports, criminal reports, and other administrative cost. Hence, our policy that the application fee is NON-refundable.

FAIR HOUSING

As a company, we do business in accordance with the Federal Fair Housing Law and California Fair Housing Law and welcome Persons of all Race, Color, Religion, Sex, Handicap, Familial Status, National Origin, Sexual Orientation, Marital Status, and Personal Characteristics.

Applicant name

First name

Last name

What property are you applying for?

Applicant email

Applicant social security number

Applicant phone number

Applicant birth date

Applicant driver's license

Emergency contact name

First name

Last name

Emergency contact email (optional)

Emergency contact phone

Occupants

Total Occupants

Total Adult Occupants

Occupant Details

Create entry for each person you will be living with below (required)

Occupant name

First name

Last name

Occupant relationship

Occupant birth date (optional)

Occupant email (optional)

Occupant phone number (optional)

Occupant Details 2

Occupant name

First name

Last name

Occupant relationship

Occupant birth date (optional)

Occupant email (optional)

Occupant phone number (optional)

Occupant Details 3

Occupant name

First name

Last name

Occupant relationship

Occupant birth date (optional)

Occupant email (optional)

Occupant phone number (optional)

Occupant Details 4

Occupant name

First name

Last name

Occupant relationship

Occupant birth date (optional)

Occupant email (optional)

Occupant phone number (optional)

Occupant Details 5

Occupant name

First name

Last name

Occupant relationship

Occupant birth date (optional)

Occupant email (optional)

Occupant phone number (optional)

Occupant Details 6

Occupant name

First name

Last name

Occupant relationship

Occupant birth date (optional)

Occupant email (optional)

Occupant phone number (optional)

Pets

Do you have any pets? If yes, add each pet below

Yes No

Pet Types

Pet type (Dog, cat etc)

Pet breed

Pet name

Pet age

Pet weight

Pet color

Pet spayed or neutered

Yes No

Pet license number (optional)

Pet Types 2

Pet type (Dog, cat etc)

Pet breed

Pet name

Pet age

Pet weight

Pet color

Pet spayed or neutered

Yes No

Pet license number (optional)

Pet Types 3

Pet type (Dog, cat etc)

Pet breed

Pet name

Pet age

Pet weight

Pet color

Pet spayed or neutered

Yes No

Pet license number (optional)

Addresses

Current Address

Country

Street

City

State

Zip

Do you Rent or Own this Property?

Dates of Residency (From/To)

_____ to

Current Landlord/Manager Name

First name _____ Last name _____

Current Landlord/Manager Phone

Current Monthly Rent

Reason for leaving

Previous Address

Country _____

Street _____

City _____ State _____ Zip _____

Dates of Residency (From/To)

_____ to

Did you Rent or Own this Property?

Previous Landlord/Manager Name

Previous Landlord/Manager Phone

Previous Monthly Rent

Reason for leaving

Employment

Employer name

Employer address

Country

Street

City

State

Zip

Employer phone number

Employment dates

to

Monthly gross salary

Position held

Additional Income (2nd job, etc) (optional)

Assets (trust fund, car, etc) (optional)

References

Reference name

First name

Last name

Reference phone number

References 2

Reference name

First name

Last name

Reference phone number

Cosigners

This is for our reference only. Each cosigner must fill out a separate application.

Cosigner name (optional)

First name

Last name

Cosigner email (optional)

Cosigner phone number (optional)

Additional Comments

Comments (optional)

Terms and conditions

I warrant that all statements above set forth are true. I further represent that I am not renting a room or a property under any other name, nor have I ever been dispossessed from any property, nor am I now being dispossessed. I hereby give my permission to conduct inquiries concerning my income, credit history, residence, banking relationships, character and reputation for the purpose of verifying information, provided by me, on any property rental/purchase application. If this application is approved, I further authorize Owner or its agent(s) to conduct further credit inquiries. I understand there are no limitations or restrictions regarding what may be discussed or revealed. I am aware that a credit history, OFAC search, and landlord/tenant court record search will be done in conjunction with my application. I hereby hold Owner, and its agents free and harmless of any liability for providing written or verbal information and/or discussing the quality of my tenancy with current and former landlords, property managers, supervisors, or employers.

No representations or agreements by Salespersons, Brokers or others are to be binding on Owner, and/or any party connected with its business organization unless included in the written lease proposed to be executed. By submitting this application, I represent that Owner makes no guarantee regarding the status of this application or the availability of any property. If a lease is approved and executed, this completed application form becomes a part of that certain lease.

Agreed to

Agreed by

By submitting this application I am giving Blue Oak Property Management permission to run a background check on myself and any cosigners.

Application fee:	\$40.00
Total:	\$40.00

Send payment to:

Blue Oak Property Management
1074 East Ave. Suite T
Chico, CA 95926