

RENTAL APPLICATION

LINCOLN GARDENS

1802 F STREET, NAPA CA 94559

(707) 253-1435

Date: _____

Verifications: (for office use only)

ID:

Desired Occupancy Date: _____

App. Fee

Credit Rpt.

Screening

Emplmnt.

Unit applying for: _____

Income

Rental Hist.

Pers. Ref.

Deposit

PERSONAL INFORMATION

Last Name: _____ First: _____ Middle: _____

Please include any other names used: _____

Home Phone: _____ Work: _____ Cell/fax: _____

Date of Birth: ____/____/____ S.S.# ____-____-____ Drivers Lic# _____

Email Address: _____

RENTAL HISTORY

Current Address: _____

How Long: From (m/y) _____ To (m/y) _____ Rent Paid: \$ _____

Landlord Name: _____ Address: _____ Phone: _____

Reason for moving: _____

Prior Address: _____

How Long: From (m/y) _____ To (m/y) _____ Rent Paid: \$ _____

Landlord Name: _____ Address: _____ Phone: _____

Reason for moving: _____

Prior Address: _____

How Long: From (m/y) _____ To (m/y) _____ Rent Paid: \$ _____

Landlord Name: _____ Address: _____ Phone: _____

Reason for moving: _____

PERSONS TO OCCUPY UNIT

(each person 18 years or older must complete a rental application)

Co-Applicant(s) Name: _____ Date of Birth: _____

Co-Applicant(s) Name: _____ Date of Birth: _____

Minor's Name: _____

Minor's Name: _____

Total number of people to live in unit: _____ Smokers: _____

PETS How many: _____ Type/Breed: _____ Size: _____

VEHICLES

Make/Model: _____ Color: _____ Year: _____ Lic#: _____

Make/Model: _____ Color: _____ Year: _____ Lic#: _____

Make/Model: _____ Color: _____ Year: _____ Lic#: _____

Do you have a R.V.? Y N Boat? Y N Trailer? Y N

EMPLOYMENT

Current Employer: _____ Phone: _____

Address: _____

Position: _____ How Long: _____ Monthly Salary: \$ _____

Previous Employer: _____ Phone: _____

Address: _____
Street City State Zip

Other (Additional) Income: _____

CREDIT AND FINANCIAL INFORMATION

Checking Account#: _____ Bank: _____ Branch: _____

Savings Account#: _____ Bank: _____ Branch: _____

Money Market (or similar)#: _____ Bank: _____

Major Credit Card#: _____ Type (Visa, MC, etc.): _____

Name of Creditor: _____ Amount Owed: \$ _____ Monthly: \$ _____

Major Credit Card#: _____ Type (Visa, MC, etc.): _____

Name of Creditor: _____ Amount Owed: \$ _____ Monthly: \$ _____

Loan (car, student, etc.)#: _____ Type: _____

Name of Creditor: _____ Amount Owed: \$ _____ Monthly: \$ _____

Other Major Obligation(s) (eg: child support): _____

PERSONAL REFERENCES

Reference: _____ Relationship: _____

Address: _____ Phone: _____

Reference: _____ Relationship: _____

Address: _____ Phone: _____

Nearest Relative: _____ Relationship: _____

Address: _____ Phone: _____

Contact in Emergency: _____ Relationship: _____

Address: _____ Phone: _____

HAVE YOU EVER FILED BANKRUPTCY? _____ **BEEN SUED?** _____ **BEEN EVICTED?** _____

RECEIVED A 30-DAY NOTICE? _____ **RECEIVED A 3-DAY NOTICE?** _____

WITHHELD RENT? _____ **UNLAWFUL DETAINER ACTION?** _____

BEEN CONVICTED OF OR PLEADED GUILTY OR NO CONTEST TO A FELONY? _____

BEEN CONVICTED OF OR PLEADED GUILTY OR NO CONTEST TO

A SEXUAL OFFENSE AS DEFINED BY APPLICABLE STATE LAWS? _____

IF ANSWERED YES TO ANY ABOVE, PLEASE EXPLAIN: _____

The undersigned agrees that all the information given above is true and correct and understands that my application may be rejected and my lease or rental agreement may be terminated if I have made any misrepresentation in this application. I hereby authorize verification of any of the information and references provided in this application. This includes but is not limited to obtaining credit reports and any information deemed necessary.

The applicant agrees to pay a nonrefundable fee of \$32. This fee shall be used to obtain a report on my credit from a credit reporting agency and/or a tenant screening service. A copy of credit report may be obtained by request.

Applicant's Signature

Date

APPLICATION POLICY

APPLICATION: Each person 18 years or older must complete a rental application. A non-refundable application fee of **\$32** must accompany each completed application form, *payable to: Lincoln Gardens*. Cash will not be accepted. Please fill out the Rental Application completely, accurately and honestly. Each prospective tenant must qualify through the application and screening process.

CREDIT REPORT: All applicants are required to have a current credit report obtained by Landlord. A payroll check-stub is required for each applicant upon request (it will be submitted to the tenant screening service and used to verify employment if necessary).

INCOME: Total household income (gross monthly) must be at least **three times** the amount of rent. Other considerations will be the amount of debt you have. If your credit report shows you have a lot of debt, or a poor credit rating, you may be denied even if your income meets the three times rent ratio.

REFERENCES: Prior landlord, employer and personal references will be considered. Applicant must have been at current address for at least six (6) months and at current employment for at least six (6) months. Exceptions are at Landlord's discretion.

INSURANCE: All Lincoln Gardens tenants are required to carry a current Renter's Insurance Policy, naming the Landlord as additional insured.

FAIR HOUSING: Landlord of Lincoln Gardens subscribes to Fair Housing Policies. We will not discriminate against race, color, sex, sexual preference, handicap, religion, or ethnic origin.

IDENTIFICATION: Landlord requires a valid driver's license (picture ID) or identification card and social security number or may request two other forms of identification.