



Thank you for your interest in leasing the home at 1129 La Puerta St in Boyle Heights, 90023.

These are the criteria to qualify to lease this home:

- With my consistent criteria for not allowing the rent to exceed 40% of all applicants' combined bring-home pay after taxes, please understand that a minimum combined bring-home pay of \$8,748.00 is required to apply for this lease.
- Additionally, a minimum credit score of 675 is required.
- Applicants must have no 30, 60, or 90-day delinquencies in the past 24 months.
- No history of violent criminal offenses.

A separate application is needed for each person over 18 who intends to reside at home (stated at the top of the application page 1 of 3). **All documents must be submitted as a PDF file. Documents taken as photos on a cell phone, then converted or exported to a PDF, cannot be accepted (they print too dark).**

- Attached is the rental application. Please ensure everything written is legible.
 - Please ensure it is **signed and dated** on page 2 of 3 in section 9, and THEN **sign and date** on page 3 of 3, under Section 2 D.
 - Please make sure you place your SS# on page 3 of 3, under Section 2 D.
- In addition, I will need the following items:
 - Two most recent pay stubs (if applicable) for each applicant.
 - The two most recent complete bank statements, all pages (including your name, address, and beginning and ending dates) for all applicants. (unless self-employed, then 3 months, please).
 - A copy of the Driver's License (only if there is no driver's license, then any government-issued picture I.D. document is acceptable). **Please take a close-up and well-lit picture of your drivers license, and attach the .jpeg to an email. It must be legible.**

If you prefer an online application process, you can apply at:

<http://ra.leaserunner.com/startapplication/1129LaPuertaSt-BoyleHeights-CA/93384>

Thank you, and much success !

David Tramontano - Owner / Broker

CalBRE#01338351

The Jireh Group Realty

CalBRE#01952936

1116 Fair Oaks Ave. South Pasadena, CA. 91030

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APPLICATION TO LEASE OR RENT/SCREENING FEE
(C.A.R. Form LRA, Revised 12/24)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO LEASE OR RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

- 1. Applicant is completing Application to Lease or Rent as a (check one) tenant, tenant with co-tenant(s) or guarantor/co-signor.
2. PERSONAL INFORMATION
A. FULL NAME OF APPLICANT
B. Date of Birth
C. (1) Driver's license No. State Expires
(2) See section II, paragraph 2C for Social Security Number/Tax Identification Numbers.
D. Phone number: Home Work Other
E. Email:
F. Name(s) of all other proposed occupant(s)
G. Pet(s)
H. Auto: Make Model Year License No. State Color
I. In case of emergency, person to notify
J. Does applicant or any proposed occupant plan to use liquid-filled furniture?
K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years?
L. Has applicant or any proposed occupant ever been asked to move out of a residence?
M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last seven years?

(After completing a credit review, Housing Provider may consider the nature of the felony and the length of time since it occurred so long as the felony is directly related to the applicant's ability to meet its obligations under the lease terms, and any other relevant mitigating information pursuant to 2 CCR §12266.)

3. RESIDENCE HISTORY

Current address Previous address
City/State/Zip City/State/Zip
From to From to
Name of Housing Provider Name of Housing Provider
Housing Provider's phone Housing Provider's phone
Do you own this property? Yes No Did you own this property? Yes No
Reason for leaving current address Reason for leaving this address

4. EMPLOYMENT AND INCOME HISTORY

Current employer Previous employer
Current employer address Previous employer address
From to From to
Supervisor Supervisor
Supervisor's phone Supervisor's phone
Employment gross income \$ per Employment gross income \$ per
Other income info Other income info



Property Address: **1129 La Puerta St., Boyle Heights, CA 90023** Date: _____

5. CREDIT INFORMATION

A. CREDITORS

Name of Creditor: _____ Account _____
 Monthly Payment: \$ _____ Balance Due: \$ _____

Name of Creditor: _____ Account _____
 Monthly Payment: \$ _____ Balance Due: \$ _____

Name of Creditor: _____ Account _____
 Monthly Payment: \$ _____ Balance Due: \$ _____

Name of Creditor: _____ Account _____
 Monthly Payment: \$ _____ Balance Due: \$ _____

B. BANKING

Name of Bank/Branch: _____ Account No. _____
 Type of Account: _____ Account Balance: \$ _____

Name of Bank/Branch: _____ Account No. _____
 Type of Account: _____ Account Balance: \$ _____

6. PERSONAL REFERENCES

Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____

Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____

7. NEAREST RELATIVE(S)

Name _____ Address _____
 Phone _____ Relationship _____

Name _____ Address _____
 Phone _____ Relationship _____

8. Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Housing Provider may receive more than one application for the Premises and, (iii) Applicant will provide a copy of applicant's driver's license or other acceptable identification upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Housing Provider to: (i) verify the information provided; (ii) obtain a credit report on applicant** and (iii) obtain an "Investigative Consumer Report" ("ICR") on and about applicant. An ICR may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, and employment and tenant history. By signing below, you also acknowledge receipt of the attached NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW (C.A.R. form BIRN).

If a screening fee is paid, the applicant will be provided a copy of the credit report obtained by Housing Provider within **7 days** of the Housing Provider receiving the report.

If a screening fee is not paid, check this box if you would like to receive, at no charge, a copy of an ICR or consumer credit report if one is obtained by the Housing Provider whenever you otherwise have a right to receive such a copy under California law.

** If an applicant will be receiving a government rent subsidy to assist in the payment of rent, such as a Section 8 voucher, applicant may choose to provide lawful, verifiable, alternative evidence of reasonable ability to pay rather than have Housing Provider rely on a credit report. The applicant shall be given a reasonable time to provide the alternative documentation.

Applicant will be receiving a rent subsidy pursuant to the following government program and elects to provide alternative documentation: _____

9. Applicant further authorizes Housing Provider to disclose information to prior, current, or subsequent owners and/or agents with whom applicant has had, or intends to have, a rental relationship.

if application is not fully completed, or if section II, 2 is applicable and the application is received without the full screening fee: (i) the application will not be processed, and (ii) the application and any portion of the screening fee paid will be returned.

Applicant Signature _____ Date _____

Return your completed application and any applicable fee not already paid to: **The Jireh Group Realty**

Address **1116 Fair Oaks Ave.** City **South Pasadena** State **CA** Zip **91030**



Property Address: 1129 La Puerta St., Boyle Heights, CA 90023 Date: _____

II. PROPERTY INFORMATION AND SCREENING FEE

THIS SECTION TO BE COMPLETED BY HOUSING PROVIDER (applicant may fill in the "Premises" in **paragraph 1A** below):

1. PROPERTY INFORMATION

- A. Applicant submits this application to lease or rent for the Premises located at 1129 La Puerta St., Boyle Heights, CA 90023 ("Premises") or any prospective locations which may fit Applicant's rental criteria.
- B. Rental Amount: \$3,499.00 Rent per month.
- C. Proposed move-in date: _____.

2. SCREENING FEE: A rental unit is available or will be available within a reasonable period of time.

- A. Applicant will provide screening information and fee directly to Housing Provider's authorized screening service at:
Email only: David@TheJirehGroup.net Zelle: David@TheJirehGroup.net (it will come up Jer 29:11, Inc.).

OR B. Applicant shall pay screening fee of \$35.00 per applicant, directly to Housing Provider, applied as follows: (Civil Code § 1950.6 sets the maximum screening fee that can be charged, as adjusted annually by the Consumer Price Index. As an example, the maximum screening fee in 2024 was \$62.02 per applicant, according to the California Apartment Association.)

- \$ 17.00 for credit reports prepared by Apartment Owners Association ;
- \$ 7.00 for Income Verification (a link will be sent to you) (other out-of-pocket expenses); and
- \$ 11.00 for processing.

- (1) Application received with the full screening fee in the amount of \$ _____.
- (2) If application is received without the full screening fee: (i) Housing Provider will notify Applicant, (ii) the application will not be processed, and (iii) the application and any portion of the screening fee paid will be returned.
- (3) If Housing Provider collects the screening fee, Housing Provider shall provide Applicant a receipt for the screening fee, itemizing out of pocket expenses and time spent. By signing below, Applicant agrees the receipt may be provided by personal delivery, mail, or email.

- C. (1) Housing Provider shall return the entire screening fee if applicant is not selected for tenancy, regardless of the reason, within seven days of selecting another applicant for tenancy or within 30 days of when the application was submitted, whichever occurs first;
- OR (2) If Housing Provider has a written screening criteria, and that criteria is disclosed to the applicant with the application (screening criteria attached) and the first applicant meeting that criteria is approved for the tenancy, then,
 - (i) Housing Provider shall refund the entire screening fee within 7 days of failing to consider the application if the application is not actually considered;
 - (ii) As an alternative to **paragraph 2C(2)(i)** Housing Provider may offer to apply the screening fee to another rental unit being offered by the Housing Provider. In such a case, Housing Provider may retain the screening fee if the applicant does not meet the established, disclosed criteria;
 - (iii) Housing Provider may keep the screening fee if the application is considered and the applicant is not accepted because the applicant does not meet the established, disclosed criteria.

- D. Applicant shall provide Social Security Number/Tax Identification Number to Housing Provider.

The undersigned has read the foregoing section regarding the screening fee and acknowledges receipt of a completed copy.

Applicant Signature Date

Housing Provider acknowledges receipt of this entire Application to Lease or Rent/Screening Fee.

By: David Tramontano DRE Lic.# 01338351 Date _____

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NOTICE REGARDING BACKGROUND INVESTIGATION
REPORTS PURSUANT TO CALIFORNIA LAW
(C.A.R. Form BIRN, Revised 6/23)

The Jireh Group Realty (the "Housing Provider")

intends to obtain information about you from an investigative consumer reporting agency and/or a consumer credit reporting agency for the purpose of letting a dwelling. Thus, you can expect to be the subject of "investigative consumer reports" and "consumer credit reports" obtained for housing purposes.

CRA: Apart. Owners Assoc., Address: 5455 Wilshire Blvd. #1009 Los Angeles, CA. 90036
Telephone: (323)937-8811 Email: www.aoausa.com

The Housing Provider agrees to provide you with a copy of an investigative consumer report when required to do so under California law.

Under California Civil Code § 1786.22, you, with proper identification, are entitled to find out from a CRA what is in the CRA's file on you, as follows:

- In person, by visual inspection of your file during normal business hours and on reasonable notice.
• A summary of all information contained in the CRA's file on you that is required to be provided by the California Civil Code will be provided to you via telephone...
• By requesting a copy be sent to a specified addressee by certified mail.

"Proper Identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards.

The CRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. A CRA may require you to furnish a written statement granting permission to the CRA to discuss your file in such person's presence.

The undersigned acknowledges receipt of this Notice Regarding Background Investigation Pursuant to California Law.

Applicant Signature

Date

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BIRN REVISED 6/23 (PAGE 1 OF 1)



NOTICE REGARDING BACKGROUND INVESTIGATION REPORTS PURSUANT TO CALIFORNIA LAW (BIRN PAGE 1 OF 1)



Non-Smoking Policy

To: All Applicants

Address: 1129 La Puerta St in Boyle Heights.

Please be advised:

These premises are deemed to be a "**non-smoking**" property.

Smoking of any substance (tobacco, vape, Hookah, marijuana, e-sigs, etc.) is prohibited **and considered a lease violation** in your unit, and on all areas of the property.

Tenant shall inform all tenant's guests of this non-smoking policy and will always be held individually responsible for preventing this from happening.

Also, there shall be no cultivation of any marijuana plants in the common areas or within your unit.

This notice is being provided with the initial lease application.

If an applicant / co-resident does participate in the smoking of any substance (tobacco, vape, hookah, e-cigs, marijuana, etc.), **it is best for all concerned to not apply for this residence.**

Respectfully,

David Tramontano

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