

Information for: 24548 Ledbury Rd. Helendale CA 92342, 5 Bed, 3 Bath, 2,022 sq ft.  
Minimum \$2,850.00 rent (increased for pet, or deficiencies)

**Landcore Realty – Robert V. Keeran BRE #00524765**  
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**PRE-APPLICATION - PROCESS AND REQUIREMENTS**

Applicant #1 \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant #2 \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Showing Agents Name and Email (If applicable): \_\_\_\_\_

**HOW THE APPLICATION PROCESS WORKS:**

1. This completed Pre-application is required to be completed and returned to listing agent before viewing the property. If the requirements are met, a viewing appointment will be scheduled.
2. If the Applicant approves the home, they will be emailed a link from RentSpree to be completed. A credit check link will be emailed to each adult at \$50 per person. No exceptions.
3. Applicant to provide: Current Photo ID and Two months of consecutive paystubs.
4. Credit check/score, Income Verification, Total monthly Debts, Residence Verification, Employment Verification, Eviction history, and Criminal History will be considered.
5. If credit check is approved, a contract will be signed. A non-refundable deposit paid by cashiers check will be necessary to hold the property.

**REQUIREMENTS:**

1. No evictions. No bankruptcies within the last three years.
2. Property is a non-smoking, tenant must sign non-smoking clause of contract.
3. Applicant must meet the minimum of total combined income equals 2 times the rent.
4. First month's rent and the deposit must be paid by cashiers check or cash.
5. Property is to be rented in its current condition unless specified in the lease agreement.
6. Tenants **MUST** provide proof of rental insurance within 15 days of tenancy. The landlord must be added as additionally insured. Pets must also be included on policy (if applicable).
7. Pets must be approved by the Landlord. There will be an increased deposit. **No Pit Bulls (or Pit Bull type dogs), Akitas, Chows, Dobermans, Rottweilers or German Shepherds.** Landlord will follow California laws regarding service animals. All pets must be licensed and vaccinated as per state/count/city rules and regulations.
8. A Crime Free Lease Addendum must be signed.
9. Section 8 not accepted at this time.

**COMPLETE THE FOLLOWING:**

- Do you meet and agree to the above requirements? [ ]-Yes [ ]-No
- What is your move-in date: \_\_\_\_\_ How many people will be living in the home? \_\_\_\_\_
- Will pets will be living in the home: [ ]-Yes [ ]-No, If yes, what pets? \_\_\_\_\_
- Do you currently: [ ]-Own [ ]-Rent, Can we contact your current landlord/property mgr.? [ ]-Yes [ ]-No
- Your net monthly income: Tenant #1 \_\_\_\_\_ Tenant #2 \_\_\_\_\_
- Your credit score(attach screenshot) Tenant #1 \_\_\_\_\_ Tenant #2 \_\_\_\_\_
- Place of Employment/Source of Income: Tenant #1 \_\_\_\_\_ Tenant #2 \_\_\_\_\_
- Reason for moving: \_\_\_\_\_

**I agree the above information is true, to the best of my ability. Each applicant please sign and date:**

Applicant #1 \_\_\_\_\_ Date: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant #2 \_\_\_\_\_ Date: \_\_\_\_\_ Email: \_\_\_\_\_