



California Real Estate & Investments

RENTAL CRITERIA REQUIREMENTS BY THE LANDLORD

IF YOU MEET THE REQUIREMENTS, PLS. CALL 909.438.7304 TO SCHEDULE A SHOWING

No Evictions or Landlord collections, No Felony Convictions. Proof of Steady Monthly Income – Must add up to 2.5 times the Monthly rent and fair / good credit.

APPLICATION IS SUBJECT TO LANDLORDS' APPROVAL OR DENIALS.

Please email all required documents to dineshcalre@gmail.com, incomplete application will not be process.

- 1). Driver License / Identification Card Copy (Current & Government -issued) for each applicant
- 2). Proof of Social Security Number or TIN
- 3). 3 Months of Pay Stubs / Proof of Income
- 4). 3 Months bank statements showing 2 months reserve funds and also if you have direct deposit from the employment
- 5). Self-employed, need last year income tax return filed
- 6). \$70.00 Application Fee per applicant who is 18 and over. This fee is non-refundable
 - A. If you are employed, you will need to be employed at least (1) year. Employment verification will be made either by Phone or Company Letterhead. We will also require in writing.
 - B. Your monthly gross income has to be at least 2.5 times or more the amount of the monthly rent
 - C. YOU MUST HAVE FAIR CREDIT SCORE, MINIMUM 620

SECURITY DEPOSIT for every property is solely determined by the property owners. FICO scores will be weighed and considered based on the requirements of the individual property owners. Some items that would NEGATIVELY affect your credit are REPOSSESSIONS, COLLECTION ACCOUNTS, UTILITIES COLLECTIONS, JUDGEMENTS LIENS, TAX LIENS, SLOW PAYING or NO CREDIT HISTORY

- Previous Evictions, Felony convictions and Utility collections over \$500.00 is automatic disqualify
- NO Pets allowed. (Except Service Animals) with proper certified documents

There is a \$70.00 NON-REFUNDABLE APPLICATION FEE PER PERSON to run CREDIT REPORT and Eviction background check. WE MAY CHECK COURT RECORDS, AND CRIMINAL RECORDS, ANYONE CONVICTED OF MANUFACTURE OR DISTRIBUTION OF A CONTROLLED SUBSTANCE WILL BE DENIED RESIDENCY.

If your application is APPROVED, ALL move-in fees (DEPOSIT and RENT) must be in form of a Money Order, Cash or Cashier Checks ONLY. Once accepted, holding deposit monies must be received within 2 days of Notification of Approval or the property will be put back on the market.

DINESH MAYANI, Tel: 909.438.7304



APPLICATION TO LEASE OR RENT/SCREENING FEE
(C.A.R. Form LRA, Revised 12/22)

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.

Total number of applicants _____

2. PERSONAL INFORMATION

A. FULL NAME OF APPLICANT _____

B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)

C. (1) Driver's License No. _____ State _____ Expires _____
(2) See section II, 4 for Social Security Number/Tax Identification Numbers. Such number shall be provided upon request from Rental Property Owner, Authorized Broker or Agent, or Property Manager ("Housing Provider").

D. Phone number: Home _____ Work _____ Other _____

E. Email: _____

F. Name(s) of all other proposed occupant(s) and relationship to applicant _____

G. Pet(s) (Other than service or companion animals) (number and type) _____

H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____

I. In case of emergency, person to notify (other than occupants of applicant's household) _____
Relationship _____
Address _____ Phone _____

J. Does applicant or any proposed occupant plan to use liquid-filled furniture?..... [] Yes [] No
If yes, type _____

K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years?..... [] Yes [] No
If yes, explain _____

L. Has applicant or any proposed occupant ever been asked to move out of a residence?..... [] Yes [] No
If yes, explain _____

M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last seven years? [] Yes [] No
If yes, explain _____

(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 _____

City/State/Zip _____

From _____ to _____

Name of Housing Provider _____

Housing Provider's phone _____

Do you own this property? [] Yes [] No

Reason for leaving current address _____

Previous address _____

City/State/Zip _____

From _____ to _____

Name of Housing Provider _____

Housing Provider's phone _____

Did you own this property? [] Yes [] No

Reason for leaving this address _____

4. EMPLOYMENT AND INCOME HISTORY

Current employer _____

Current employer address _____

From _____ to _____

Supervisor _____

Supervisor's phone _____

Employment gross income \$ _____ per _____

Other income info _____

Previous employer _____

Previous employer address _____

From _____ to _____

Supervisor _____

Supervisor's phone _____

Employment gross income \$ _____ per _____

Other income info _____



Property Address: Add., , 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; and (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).

Please 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 have a right to receive such a copy under California law.

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: **CALIFORNIA REAL ESTATE & INVESTMENTS**

Address 1254 S Waterman Ave, # 3 City SAN BERNARDINO State Ca Zip 92408



Property Address: Add:, , 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 Add:, , ("Premises") or any prospective locations which may fit Applicant's rental criteria.
- B. Rental Amount: \$ _____ Rent per month.
- C. Proposed move-in date: _____.

2. SCREENING FEE

- A. Applicant will provide screening information and fee directly to Housing Provider's authorized screening service at: _____.
- B. Applicant shall pay a nonrefundable screening fee of **\$70.00** per applicant, directly to Housing Provider, applied as follows: (Civil Code Section 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 2020 was \$52.46 per applicant, according to the DRE publication titled California Tenants. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov.)
\$ 30.00 for credit reports prepared by Credit Technology CTI ;
\$ 40.00 for Eviction & Conviction records (other out-of-pocket expenses); and
\$ _____ for processing.
- C. If **2B** is selected, and the 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.
- 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: _____ DRE Lic.# 01729106 Date _____
DINESH MAYANI

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LRA REVISED 12/22 (PAGE 3 OF 3)

APPLICATION TO LEASE OR RENT/SCREENING FEE (LRA PAGE 3 OF 3)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

General Lease (



NOTICE REGARDING BACKGROUND INVESTIGATION REPORTS PURSUANT TO CALIFORNIA LAW

(C.A.R. Form BIRN, 12/19)

_____ (the "Landlord") intends to obtain information about you from an investigative consumer reporting agency and/or a consumer credit reporting agency for the purpose letting a dwelling. Thus, you can expect to be the subject of "investigative consumer reports" and "consumer credit reports" obtained for housing purposes. Such reports may include information about your character, general reputation, personal characteristics and mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency ("CRA"), the Landlord may investigate the information contained in your rental application and other background information about you, including but not limited to obtaining a criminal report, eviction report, verifying references, work history, your social security number, and other information about you, and interviewing people who are knowledgeable about you. The results of this report may be used as a factor in making housing decisions. The source of any investigative consumer report (as that term is defined under California law) will be:

CRA: _____, Address: _____
Telephone: _____ Email: _____

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

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

- In person, by visual inspection of your file during normal business hours and on reasonable notice. You also may request a copy of the information in person. The CRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- 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, if you have made a written request, with proper identification, for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.
- By requesting a copy be sent to a specified addressee by certified mail. CRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the CRAs.

"Proper Identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the CRA require additional information concerning your employment and personal or family history in order to verify your identity.

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. This written explanation will be provided whenever a file is provided to you for visual inspection.

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 Reports Pursuant to California Law.

Applicant Signature _____ Date _____

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BIRN 12/19 (PAGE 1 OF 1)

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