

Each Adult who plans to reside at the property, 18 years and older must sign and complete a separate application

Property: \_\_\_\_\_ Desired Move-In Date: \_\_\_\_\_

**TERMS AND CONDITIONS (Applicant agrees to the following terms and conditions in applying for this property)**

**General guidelines** to qualify for renting is that you have a legal and verifiable income of approximately three (3) times the monthly rental rate, reasonably good credit with NO evictions in the past 5 years and NO current bankruptcy proceedings, and have at least 3 years of good rental history or property ownership. If a guarantor is necessary, the guarantor must also submit a completed application with a processing fee. The acceptance of a guarantor is not normal policy and may or may not be acceptable.

**A non-refundable \$35.00 processing fee** is required, No exceptions. This fee is to obtain a credit report, verification of income, and verification of rental history/ownership. Once the process to check the information on the application has begun, your application fee will not be refunded regardless of the outcome. Applications may be submitted toward any of our available properties for 30 days.

**Include a Copy** of driver's license or other acceptable government issued picture ID and copy of Social Security card, this is for your protection and we can make copies for you.

**Upon approval** If the applicant desires to hold the property and have it taken off the market they will have 24 hours to submit a Holding Deposit equal to the monthly rent, which will be applied to the Security Deposit due upon signing the Rental Agreement. All deposits and first month's rent must be paid prior to occupancy in the form of a certified check, cashier's check, or money order - **personal checks will NOT be accepted.**

**CREDIT HISTORY**

- Good Credit is required. If there are credit blemishes you may be denied or required to pay additional Security Deposit and/or provide a guarantor
- Any collection, unlawful detainer or eviction filed by a property manager or landlord may result in the application being denied.
- Any bankruptcy proceedings must be discharged prior to submitting an application.

**INCOME**

- All applicants must prove their actual income is from legitimate sources – unverifiable income will NOT be considered.
- Income must be at least three (3) times the rental amount for the property of interest.
- Current employment: please provide a copy of your most recent earnings statement (paystub) including YTD with your application.
- Self-Employed: please provide a copy of last two year's tax return including schedule C and most recent 6 month's bank statements.
- If you are relying on income from other sources, such as Social Security, AFDC, child support, etc. please provide documentation to verify this income at time the application is submitted.

**RENTAL HISTORY**

- All applicants must provide positive landlord references from a non-family source for at least the previous three years, if you are unable to fulfill this requirement your application may be denied or you may be required to pay additional security deposit and/or provide a guarantor.
- Multiple late payments and/or NSF checks may result in the application being denied.
- Unpaid past due rent, property damage or disturbances may result in the application being denied.
- All Applicants must have satisfactorily completed their existing contract.

**OFFICE INFORMATION**

Cornette Property Management  
5655 Walnut Avenue  
Orangevale, CA 95662  
Phone: (916) 988-5357

www.Cornettemanagement.com  
application@cornettemanagement.com

Office Hours: Monday to Friday  
8:30a.m. to 5:00p.m.  
Closed for Lunch Noon to 1:00p.m.  
Closed Holidays

Directions: We are located directly on the corner of Madison Avenue and Pershing Avenue which is about ¼ mile east of Hazel Avenue

**AUTHORIZATION TO RELEASE INFORMATION TO PROSPECTIVE LANDLORD OR PROPERTY MANAGER**

I, represent that I am applying to rent a residential property from Cornette Property Management. Each of the parties stated within is hereby requested and authorized to speak with or communicate with the prospective Cornette Property Management for the purpose of discussing any tenancy or employment. There are no limitations or restrictions regarding what may be discussed or revealed to Cornette Property Management. You are also herewith given express permission and consent to provide copies of my entire tenancy file to Cornette Property Management. I hereby hold the named parties free and harmless of any liability for providing written or verbal information and/or discussing the quality of my tenancy or employment with Cornette Property Management. A photocopy of this release is as valid as an original thereof, even though the photocopy does not contain an original writing of my signature.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**We will not be able to process your application if it is not signed and dated on BOTH PAGES**

**PERSONAL INFORMATION**

Name First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_ Social Security # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_ Driver's License # \_\_\_\_\_  
 E-mail Address \_\_\_\_\_ Date of Birth \_\_\_\_\_

PROPOSED OCCUPANTS	Date of birth	Occupation	Monthly Income

**RENTAL HISTORY or PROPERTY OWNERSHIP**

<b>Current Address</b>	City/State/Zip	Rent Amount	from	to
Are you the owner? Yes or No	If No, Owner/Manager Name & Phone #	Reason for Leaving		

<b>Prior Address</b>	City/State/Zip	Rent Amount	from	to
Were you the owner? Yes or No	If No, Owner/Manager Name & Phone #	Reason for Leaving		

**DO YOU HAVE PETS? Yes or No, If Yes...**

Name	Type	Breed	Sex	Age	Weight	Neutered/Spayed
			Male or Female			Yes or No
			Male or Female			Yes or No

Please check with our office before submitting this application to determine if your type of pet will be acceptable. If your pet or pets are allowed an increased security deposit will be required. The following breeds will not be considered: Rottweiler, Doberman or any breed commonly referred to as a "pit bull". Dogs over 40 pounds may require proof of "Renter's Insurance". If you are applying for a property in Rancho Cordova, upon approval you must register your animal(s) with the City of Rancho Cordova, or fines may be assessed. We will need a current picture of your pet(s) and a current shot record.

**AUTOMOBILE INFORMATION**

Make	Model	Color	Year	License Number	State

Have you ever been evicted or ask to vacate?	Yes or No	Explain:
Have you ever filed Bankruptcy?	Yes or No	What year? Has it been discharged? Yes or No
Do you plan on providing Daycare/Childcare at the property?	Yes or No	Do you plan on running a business out of the residence other than a Daycare? Yes or No If yes, Explain:
Do you have liquid filled furniture?	Yes or No	If Yes, Proof of Liability Insurance will be required at the time of move in.
Do you have Renter's Insurance?	Yes or No	Company: Policy #: Phone #:

\*\*\*Smoking is not permitted within the interior of the Property including storage and garage spaces or common areas that may affect other residents.

**EMPLOYMENT HISTORY ATTACH MOST RECENT PAY STUB.  
 IF SELF EMPLOYED, PLEASE SEE REQUIREMENTS ON OTHER SIDE**

Occupation	Employer	Business Address	Length
Monthly Income	Additional Monthly Income	Supervisor Name	Phone Number

**EMERGENCY INFORMATION**

Name	Address	Phone #	Relation
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I have read and agree to all of the above and certify that the above information is complete and correct. Applicant hereby authorizes verification of any and all information set forth on this application and authorizes Cornette Property Management to make any inquiries they feel necessary to evaluate the information provided including credit check, landlord and employment verifications. This application is the property of Cornette Property Management.

Signature \_\_\_\_\_ Date \_\_\_\_\_

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