

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.

۱.	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	

PERSONAL INFORMATION

- A. FULL NAME OF APPLICANT
 - (For purpose of obtaining credit reports. Age discrimination is prohibited by law.) B. Date of Birth C. (1) Driver's License No. _____ State ____ Expires _____

	(2) See section II, par	agraph 2D for Social Security Number/Tax Ident	ification Numbers. Such number sl	nall be provided upon
	request from Renta	al Property Owner, Authorized Broker or Agent, o	or Property Manager ("Housing Pro	ovider").
D.	Phone number: Home	Work	Other	
_				

E. Email:

2.

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

G.	Pet(s) (Other than service or o	companion animals) (numb	per and type)	l		
Н.	Auto: Make	Model	Year	License No.	State	Color
	Other vehicle(c):					

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

J.	Does applicant or any proposed occupant plan to use liquid-filled furniture?	
	If yes, type	
K.	Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years?	

	If yes, explain		
L.	Has applicant or any proposed occupant ever been asked to move out of a residence?	Yes	lo
	If yes, explain		

M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last 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.)

RESIDENCE HISTORY 3.

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

EMPLOYMENT AND INCOME HISTORY 4

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

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Applicant's Initials (_____) (_____)

- 1	
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APPLICATION TO LEASE OR RENT/SCREENING FEE (LRA PAGE 1 OF 3)

Realty ONE Group, 4010 Barranca Pkwy., S	te. 120 Irvine, CA 92604	Phone: (949) 436-3936	Fax:	Lease listing
Payam Shirazi	Produced with Lone Wolf Transactions (zipForm Edition) 7	17 N Harwood St, Suite 2200, Dallas, TX 75201	www.lwolf.com	

Property Address: ""						Date:
5.		EDIT INFORMATION 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: \$
	В.	BANKING				
		Name of Bank/Branch:				Account No.
		Type of Account:				Account Balance: \$
		Name of Bank/Branch:				Account No
		Type of Account:				Account Balance: \$
6.	PE	RSONAL REFERENCES				
	Na	me		Address		
	Pho	one	Length of a	Icquaintance	Occupatio	n
	Na	me		Address		
	Pho	one	Length of a	cquaintance	Occupatio	n
7.	NE	AREST RELATIVE(S)				
	Na	me		Address		
	Pho	one		Relationship		
	Na	me		Address		
	Pho	one		Relationship		
8.						bes not guarantee that applicant will be offered Premises and, (iii) Applicant will provide a copy

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: Payam Shirazi, Broker		
Address 13103 Pintado	City Irvine State	CA Z	Zip 92618-0211



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APPLICATION TO LEASE OR RENT/SCREENING FEE (LRA PAGE 2 OF 3)

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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 ., ,,

prospective locations which may fit Applicant's rental criteria.

- **B.** Rental Amount: \$ Rent per month.
- C. Proposed move-in date: ______.

SCREENING FEE 2.

- 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 \$ 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.)
 - \$ for credit reports prepared by _____ Type vendor name here \$_____ for _____ (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

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

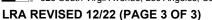
Date ____ By: _____ DRE Lic.# _____

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

Date:

("Premises") or any

Date



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

The person signing below (on behalf of the Housing Provider, if not 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. 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 Housing Provider may investigate the information contained in your rental application and other background information about you, including but not limited to obtaining a criminal record 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 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. 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 Pursuant to California Law.

Applicant Signature

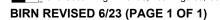
Date

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