

APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 12/19)

I. APPLICATION TO RENT

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

1. Applicant is completing Application as a (check one) tenant, tenant with co-tenant(s) or guarantor/co-signor. Total number of applicants

2.	PR	EMIS	SES INFORMATION						
	App	olicat	tion to rent property at			-,	.,		("Premises")
	Rei	nt: \$		per	Proposed r	nove-in da	te		
3.	PE	RSO	NAL INFORMATION						
	Α.	FUI	LL NAME OF APPLIC	ANT					
	В.	Dat	te of Birth		(For purpos	se of obtain	ing credit reports. Ag	ge discrimination i	is prohibited by law.)
			Driver's License No.						
		2.	See section II, 4 for from Landlord/Manag		rity Number/Tax Ic	lentificatior	Numbers. Such nu	mber shall be pr	ovided upon request
	D.	Pho	one number: Home		Work	۲		Other	
			ail						
	F.	Nar	me(s) of all other propo	osed occupar	nt(s) and relationsh	ip to applic	ant		
	G.	Pet	(s) (Other than service	or companio	on animals) (numbe	er and type)		
	Н.	Aut	o: Make	Model		Year	License No.	State	_ Color
		Oth	er vehicle(s):						
	I.	In c	ase of emergency, pe	rson to notify					
			ationship						
		Add	dress					Phone	
	J.	Doe	es applicant or any pro	posed occup	ant plan to use liqu	uid-filled fur	niture? 🗌 No 🗌 Yes	в Туре	
	Κ.	Has	s applicant been a part	ty to an unlaw	ful detainer action	or filed ba	nkruptcy within the la	st seven years?	🗌 No 🗌 Yes
		lf ye	es, explain						
	L.		s applicant or any prop						No Yes
		lf ye	es, explain						
	М.	Has	s applicant or any prop	osed occupa	int ever been conv	icted of or	pleaded no contest t	o a felony within t	the last seven years?
									No Yes

If yes, explain ____

(After completing a credit review, Landlord 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.)

4. **RESIDENCE HISTORY**

Current address	Previous address
City/State/Zip	
From to	
Name of Landlord/Manager	Name of Landlord/Manager
Landlord/Manager's phone	Landlord/Manager's phone
Do you own this property? 🗌 No 🗌 Yes	Did you own this property? 🗌 No 🗌 Yes
Reason for leaving current address	Reason for leaving this address
	Applicant's Initials () ()
© 2019, California Association of REALTORS®, Inc.	
LRA REVISED 12/19 (PAGE 1 OF 3)	OPPORTUNITY
APPLICATION TO RENT	SCREENING FEE (LRA PAGE 1 OF 3)
IRN Realty 556 Las Tunas Dr, #101 Arcadia, CA 91007 Lin Li Produced with Lone Wolf Transactions (zipFo	Phone: (626)703-5506 Fax: (626)703-5506 4231 Foxrun Dr prm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

5. EMPLOYMENT AND INCOME HISTORY

Current employer	Previous employer Prev. employer address			
Current employer address				
From To	From To			
Supervisor	Supervisor			
Supervisor phone	Supervisor phone			
Employment gross income \$ per	Employment gross income \$ per			
Other income info	Other income info			

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due
	A account ourshop		
Name of bank/branch	Account number	Type of account	Account balance
Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

8.

Name	Address		
Phone	Length of acquaintance	Occupation	
Name	Address		
Phone	Length of acquaintance	Occupation	
NEAREST RELATIVE(S)			
Name	Address		
Phone	Relationship		
Name	Address		
Phone	Relationship		

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered 9 the Premises; (ii) Landlord or Manager or Agent may receive more than one application for the Premises and, will select the best qualified applicant; 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 Landlord or Manager or Agent 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).

- 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 Landlord/Manager/Agent whenever you have a right to receive such a copy under California law.
- 10. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior 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		Time
Return your completed application and any applicable fee not				
Address	City		State	_Zip



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

4231 Foxrun Dr.

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD. MANAGER OR AGENT.

1. Applicant will provide screening information and fee directly to Landlord/Manager/Agent's authorized screening service at

OR 2. Applicant shall pay a nonrefundable screening fee of \$_____, directly to Landlord/Manager/Agent, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov.) \$ for credit reports prepared by _____ \$_____ (other out-of-pocket expenses); and \$ _____ for processing. If 2 is selected, and the application is received without the full screening fee: (i) Landlord/Manager/Agent will notify Applicant, 3. (ii) the application will not be processed, and (iii) the application and any portion of the screening fee paid will be returned. 4 Applicant shall provide Social Security Number/Tax Identification Number to Landlord/Manager/Agent. The undersigned has read the foregoing section regarding the screening fee and acknowledges receipt of a completed copy.

Applicant Signature

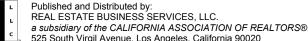
Landlord/Manager/Agent acknowledges receipt of this entire Application to Rent/Screening Fee.

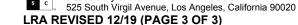
By:

_____ DRE Lic. # _____ Date

Date

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

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NOTICE REGARDING BACKGROUND INVESTIGATION **REPORTS PURSUANT TO CALIFORNIA LAW**

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

The person signing below (on behalf of the Landlord, if not 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 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 Landlord agrees to provide you with a copy of an investigative consumer report when required to do so under California law.

Under California Civil Code section 1786.22, you are entitled to find out from a CRA what is in the CRA'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 Pursuant to California Law.

Applicant Signature

Date

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525 South Virgil Avenue, Los Angeles, California 90020

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

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