



East Bay Leasing & Consulting Rental Application Package

Dear Applicant, **Application is Fee: \$55.00** Pay with Zelle using: 510-334-2066 or Venmo @Nathan-Wollman

Please take a moment to read through everything included. The best way to contact us is by email: rentals@eastbayleasing.com reach out anytime during this process. General business hours are M-F 10am-5pm and 11am-4pm Weekends. Feel free to text Broker, Nate Wollman with any questions anytime @ (510) 334-2066. Email is always the best way to contact us. You may also reach out on **WhatsApp** 24/7 for those of you who find it more convenient.

Please Kindly Submit:

1. 2 Months Pay Stubs Showing YTD Earning
2. If Self Employed Document That With Schedule C Income From Latest Tax Return
3. 2 Months Bank Statements From Checking And Savings (you can block out account numbers if you feel more comfortable)
4. If You Have Investment Accounts Those Can Also Be Shown as Part of Your Financial Snapshot
5. * You will need to have enough reserve liquidity (cash) to pay the rent for no less than 3 months in your bank account(s) or other verified account (investment accounts ok!)
6. Valid Photo ID or Passport or Driver's License
7. Verifiable Landlord References - Please include their email addresses!
8. *Only If Applicable – An Employer's Offer Letter* OR 1-20 VISA STATEMENT
9. Do You Have a Pet? – Please Disclose That Now Rather Than Later!

Tenant Screening Criteria:

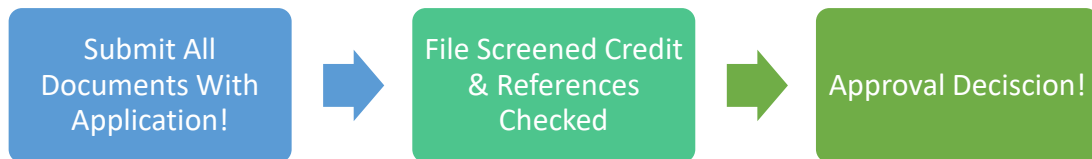
- Show Verifiable Income Of At Least 3x The Rent In Income
- Co-Signers Are Acceptable Can Help You Cure Deficient Income Requirements If They Meet the Obligations Of Their Rent or Mortgage Plus Show They Can Pay Your Housing Expenses In Addition to Their Own.
- Have NO Evictions
- Have Financial Reserves to Pay The Monthly Rent For At Least 2 Months
- Have A Credit Score of at Least 625
- Have No Charge Offs (Example: No Unpaid Accounts From PGE, EBMUD, GARBAGE COMPANY)
- Have No Accounts in Collections
- Do Not Have Excessive Monthly Expenses That May Offset Your Ability To Make Rental Payments
Example: Rent is \$2,500 per month but you spend \$6,000 on credit card payments and make \$8000 a month in income. This would cause a disparity in your overall ability to perform.
- Have at Least 2 Years Minimum of POSITIVE Rental / Landlord References – We DO Check them!
*Always Provide Real and Verifiable References!

Make Sure All Information Provided is 100% Honest, Accurate and Correct Before Proceeding!

When You're Done: Please Send All Documentation To: rentals@eastbayleasing.com

WHAT HAPPENS NEXT IF I AM APPROVED?

1. The owner is informed that you meet the screening criteria for the unit.
2. You will get a welcome email with a lease to sign on *DocuSign*.
3. After the lease is signed, you will pay for the balance of 1 month's rent (or pro-rated days if applicable) and the security deposit to the owner directly. This may be done with an approved electronic transfer such as Zelle, or bank transfer etc.
4. The owner meets you to deliver keys and it's time to celebrate!



NOTE: All of our credit reports are generated by Bay Rentals. They are contracted exclusively by us. If you have any questions about the credit check process, please contact Bay Rentals directly, they are very helpful and courteous. ***MAKE SURE you don't have a freeze on your credit bureau, or the fee is \$15 for reports that come back as unavailable.**

When a credit report is used in making the decision, Section 615(a) of the Fair Credit Reporting Act requires us to tell you where we obtained that report. The consumer reporting agency that provided the report is generated by:

National Credit Reporting
6830 Via Del Oro Ste. 105
San Jose, CA 95119 (800)441-1661 Fax (800)819-0055

BayRentals.com

900 S Winchester Blvd #9, San Jose, Ca 95128

Phone: (408) 244-4903 or (800) 706-7878 Fax: (408) 244-7059 or (408) 244-1545

CONSUMER CREDIT REPORT AUTHORIZATION FORM

Please provide the following information and sign below (please print legibly)

Last name _____ First name _____

Current address _____ Apt # _____

City _____ State _____ Zip code _____

Home phone _____ Work phone _____

Driver's License or State ID # _____ State _____

Social Security # _____ Date of birth _____

I represent that statements made above are true and correct and hereby authorize Bay Rentals to order a background check, including but not limited to, the obtaining of a consumer credit report and unlawful detainer filings through National Credit Reporting.

Signature _____ Date _____

Upon Completion of Report

Rental property address: _____

Requester's name and phone number: _____

Fax to: _____ Attention: _____

Search Results

"Pursuant to California law you have tenant screening fee rights, including the right to a copy of your consumer credit report if one is obtained with your screening fee, a refund of any unused portion of the fee and a receipt of the costs of the screening." The maximum tenant screening fee for 2025 is **\$62.02**

For anyone applying for housing specifically in the city of Berkeley, please be advised of this

disclosure: https://rentboard.berkeleyca.gov/Fair_Chance by filling out this application you confirm you have been made aware of this disclosure per the Berkeley Rent Board. (BERKELEY PROPERTIES ONLY)



RENTAL APPLICATION

Address of Rental Unit Tenant is Applying For: _____

First Name: _____ **M.I.:** _____

Last Name: _____

Social Security #: _____

Phone #: _____ **Best Time to Call:** _____

E-Mail Address: _____

Driver's License #: _____

State Issued: _____ **Expires:** _____

Please list the past three addresses you have lived at. - If you lived at home or owned a home prior to this rental, please just fill in that address.

Current Address: _____

City: _____
_____ **State:** _____ **Zip:** _____

How long at this address: _____

Manager/Owner's Name _____

Phone #: _____ **Email if available:** _____

Previous Address:

City: _____
_____ **State:** _____ **Zip:** _____

How long at this address: _____

Manager/Owner's Name _____

Phone #: _____ **Email if available:** _____

Previous Address:

City: _____
_____ State: _____ Zip: _____

How long at this address: _____

Manager/Owner's Name _____

Phone #: _____ Email if available: _____

Present Employer (company):

Your Position: _____

How Long: _____

Supervisor's Name: _____

Phone#: _____

Street Address: _____

City: _____

State: _____ Zip: _____

Previous Employer (company):

Your Position: _____

How Long: _____

Supervisor's Name: _____

Phone#: _____

Street Address: _____

City: _____

State: _____ Zip: _____

INCOME AND EMPLOYMENT DETAILS:

Present Income: \$_____ Per month \$_____

Annual Income\$_____

Any Additional Income: \$_____

***If there are other sources, please list:**

Bank Account Balances and Assets:

Bank Name:_____ Balance:_____

Account Type:_____

Bank Name:_____ Balance:_____

Account Type:_____

Credit Card Balance(s) _____

Card Type (Visa/MasterCard/AmEx, etc.): _____

Creditor:_____

Credit Card:_____

Card Type(Visa/MasterCard/AmEx, etc.): _____

Please list all financial obligations such as car payments or credit cards loans

Type of account:_____ Monthly payment_____

Type of account:_____ Monthly payment_____

Type of account:_____ Monthly payment_____

What is your current monthly rental amount? \$_____

Names of persons that will be occupying the apartment and signing the lease

**(minors will not be required to fill out an application):*

Name:_____

Relationship to you: _____

Name:_____

Relationship to you: _____

Name:_____

Relationship to you: _____

Do you have pets? If yes, describe your pet:_____

Pet's Name:_____

Age:_____ Sex:_____ Weight: _____

Breed:_____

Spayed/Neutered: _____

Applicants may need to pay an additional pet deposit if required but ***not all owners allow pets.**

Personal References

Reference 1 Name:

Address:_____

City:_____

State:_____ Zip:_____

Relationship to You:_____

Years Known:_____

Occupation:_____

Phone #:_____

Reference 2 Name:

Address:_____

City:_____

State:_____ Zip:_____

Relationship to You:_____

Years Known:_____

Occupation:_____

Phone #:_____

Do you currently smoke? _____

Have you ever been evicted? If yes, when and why

Have you ever filed for bankruptcy? If yes, when and describe

Have you ever been convicted or a felony? If yes, when and describe

State any other relevant information you would like a landlord to know and consider about you:

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above statements and information including but not limited to the obtaining of a credit report and tenant history report and applicant agrees to furnish additional information on request.

Applicant's Signature: _____ Date: _____

PLEASE USE THIS AREA FOR ANY NOTES YOU MAY HAVE