



Rental Application

The Application Fee is \$50 (per adult). Each Adult (18 & older) must complete the Application.

Property: _____

Applicant First Name	Middle Name	Last Name	Birth Date	Social Security Number	
				- -	
Address		City	State	Zip Code	Drivers License Number
Home Telephone	Cell Telephone	Email Address			
Employment History	Current Employer	Previous Employer	Prior Employer		
Applicant Employed By:					
Address:					
Telephone:					
Occupation/Position:					
Name of Supervisor:					
Monthly Gross Pay:	\$.	\$.	\$.		
Dates of Employment:	From/To	From/To	From/To		
	/	/	/		
Co-Applicant First Name	Middle Name	Last Name	Birth Date	Social Security Number	
				- -	
Address		City	State	Zip Code	Drivers License Number
Home Telephone	Cell Telephone	Email Address			
Relationship To Applicant:		Monthly Gross Pay:	\$.		
Co-Applicant First Name	Middle Name	Last Name	Birth Date	Social Security Number	
				- -	
Address		City	State	Zip Code	Drivers License Number
Home Telephone	Cell Telephone	Email Address			
Relationship To Applicant:		Monthly Gross Pay:	\$.		
Co-Applicant First Name	Middle Name	Last Name	Birth Date	Social Security Number	
				- -	
Address		City	State	Zip Code	Drivers License Number
Home Telephone	Cell Telephone	Email Address			
Relationship To Applicant:		Monthly Gross Pay:	\$.		

What is your total combined household gross monthly income? \$.



Employment History	Current Employer	Previous Employer	Prior Employer
Co-Applicant Employed By:			
Address:			
Telephone:			
Occupation/Position:			
Name of Supervisor:			
Monthly Gross Pay:	\$.	\$.	\$.
Dates of Employment:	From/To	From/To	From/To
	/	/	/

Rental History	Current Residence	Previous Residence	Prior Residence
Address:			
City:			
State / Zip Code:			
Monthly Rent Amount:	\$.	\$.	\$.
Landlord's Name:			
Landlord's Telephone:			
Reason For Leaving?			
Is / Was Rent Current?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Provided A 30-Day Notice?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Were You Asked To Move?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Dates of Residency:	From: To:	From: To:	From: To:

Credit History	Bank / Credit Institution Name	Current Balance On Deposit/Balance Owed
Checking Account:		\$.
Savings Account:		\$.
Credit Card:	Payment: \$	\$.
Credit Card:	Payment: \$	\$.
Auto Loan:	Payment: \$	\$.

Vehicles	(Include All Vehicles Belonging To All Proposed Occupants)			
Make	Model	Color	Year	License Plate Number



Personal References	Reference # 1	Reference # 2	Reference # 3
Name:			
Address:			
City / State / Zip Code:			
Telephone Number:			
Relationship:			

General Information
<p>Have you been declared bankrupt within the past 7 years? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Have you been served an eviction notice or been asked to vacate a property you have been renting? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Have you willfully or intentionally refused to pay rent when due? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Are you presently delinquent or in default on any loan or financial obligation? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Are you obligated to pay alimony or child support? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, how much per month? \$ _____</p> <p>Have you ever been convicted of a felony? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Are there any criminal charges pending against you at this time? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Do any of the people who would be living in this property smoke? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>How many people will be living in the rental property? Adults: _____ Minors: _____ Total: _____</p> <p>What is your desired length of Lease? One Year <input type="checkbox"/> Two Year <input type="checkbox"/> Other _____</p> <p>What is your desired move-in date? _____</p> <p>Do you have any pets? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, how many? _____ What Breed(s)? _____</p> <p>Why are you moving from your current address?</p>

DISCLOSURE

I/WE DECLARE THE FORGOING INFORMATION IS COMPLETE, TRUE AND CORRECT. I/WE HEREBY AUTHORIZE NEW START REALTY GROUP TO CONDUCT AN EMPLOYMENT AND CREDIT CHECK, A CRIMINAL BACKGROUND CHECK AND TO VERIFY MY/OUR REFERENCES. I/WE HEREBY AUTHORIZE NEW START HOME RENTALS TO VERIFY THE VALIDITY OF ALL THE ABOVE INFORMATION, AND TO INQUIRE PERIODICALLY WITH MY/OUR EMPLOYERS, FINANCIAL INSTITUTIONS, AND ANY OF THE CREDIT REPORTING BUREAUS AVAILABLE TO THEM. I/WE AGREE TO SUPPLY ANY ADDITIONAL INFORMATION NEEDED BY NEW START HOME RENTALS TO PROCESS THIS APPLICATION AND I/WE ACKNOWLEDGE THAT MY/OUR DEPOSIT WILL BE FORFEITED IF I/WE DO NOT COMPLY WITH ANY SUCH REQUEST. I/WE AGREE THAT MY/OUR APPLICATION SCREENING FEE OF \$50.00 PER ADULT IS NON-REFUNDABLE.

APPLICANT'S SIGNATURE	DATE	CO-APPLICANT'S SIGNATURE	DATE
CO-APPLICANT'S SIGNATURE	DATE	CO-APPLICANT'S SIGNATURE	DATE

AUTHORIZATION TO RELEASE INFORMATION

To Whom It May Concern,

I have applied for a residential Lease from New Start Home Rentals. As part of the application process, New Start Home Rentals may verify information contained in my Lease application and in other documents required in connection with the Lease, either before the Lease is signed or as part of it's quality control program during the term of the Lease.

I authorize you to provide to New Start Home Rentals any and all information and documentation that is requested. Such information includes, but is not limited to, employment history and income; rental history; credit history; and copies of income tax returns.

Time is of the essence. Your prompt reply to New Start Home Rentals is appreciated.

_____	_____	_____
Applicant Printed Name	Applicant Signature	Date
_____	_____	_____
Co-Applicant Printed Name	Co-Applicant Signature	Date
_____	_____	_____
Co-Applicant Printed Name	Co-Applicant Signature	Date
_____	_____	_____
Co-Applicant Printed Name	Co-Applicant Signature	Date

A copy of this original may be accepted as an original.



P.O. Box 894124, Temecula, CA 92589

Telephone: 951-553-1111

Email: Info@NewStartHomeRentals.com



Authorization to Conduct Background Check Disclosure and Release

In consideration of my rental application, I hereby give authorization to New Start Home Rentals to conduct any inquiries deemed necessary to verify the accuracy of the information submitted in my application. This authorization allows verification of the information through both public and private sources. Names and dates of previous employers, reason for termination, work experience, income and employment tenure and position, current and previous landlords, and any other related information may be verified. I understand that if my rental application is denied as a result of these inquiries, I am entitled to be furnished with an explanation. I understand that sources may report public information concerning my driving record, rental history, credit history, bankruptcy proceedings, criminal records, or other files from federal or state agencies that maintain such records, as well as from private agency data-bases that collect those records. I have read the information on this page and I understand my rights under the Fair Credit Reporting Act and my right to privacy. Furthermore, I allow this verification by New Start Home Rentals freely and voluntarily.

I AUTHORIZE, WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY NEW START HOME RENTALS TO FURNISH THE ABOVE DESCRIBED INFORMATION. A COPY OF THIS ORIGINAL MAY BE ACCEPTED AS AN ORIGINAL.

Applicant First Name	Middle Name	Last Name	Birth Date	Social Security Number	
				□	□
Address		City	State	Zip Code	Drivers License Number
*If less than two years, include former address	Address		City	State	Zip
Co-Applicant First Name	Middle Name	Last Name	Birth Date	Social Security Number	
				□	□
Address		City	State	Zip Code	Drivers License Number
*If less than two years, include former address	Address		City	State	Zip
Co-Applicant First Name	Middle Name	Last Name	Birth Date	Social Security Number	
				□	□
Address		City	State	Zip Code	Drivers License Number
*If less than two years, include former address	Address		City	State	Zip
Co-Applicant First Name	Middle Name	Last Name	Birth Date	Social Security Number	
				□	□
Address		City	State	Zip Code	Drivers License Number
*If less than two years, include former address	Address		City	State	Zip
Applicant Signature			Date	Co-Applicant Signature	
Co-Applicant Signature			Date	Co-Applicant Signature	



CREDIT CARD AUTHORIZATION

I authorize New Start Home Rentals to charge my credit card listed below a fee of \$50.00 per adult listed on my rental application for the application processing fee.

Type of credit card:	<input type="checkbox"/>		<input type="checkbox"/>		
Credit card number:					
Expiration date:	____ / ____				
Three security numbers from back of credit card:	____				
Billing address for the credit card:	ADDRESS: _____				
CITY:		STATE:		ZIP CODE:	

Total amount authorized to be Charged: (Please circle authorized fee)

\$50.00 (One applicant)
\$100.00 (Two applicants)
\$ _____ Other

The Application Fee is \$50 per adult.

Applicant Signature	Social Security Number	Date
Co-Applicant Signature	Social Security Number	Date
Co-Applicant Signature	Social Security Number	Date
Co-Applicant Signature	Social Security Number	Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW

Amount: \$ _____ . _____ Approval Code: _____ Date: _____

A copy of this original may be accepted as an original.



Rental Application Requirements and Qualifying Criteria



It is Illegal to Discriminate Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.

1. All adult applicants must complete and sign an New Start Home Rentals Rental Application.
2. Rental application must be complete.
 - Include two most recent pay receipts for each applicant for employment and income verification.
 - If you are self-employed, 2-6 months complete bank statements are required.
 - If you are employed by the military, a current copy of your LES is required.
3. Minimal household income requirement:
 - Three (3) times the monthly rental rate on gross income.
 - Two and one-half (2.5) times the monthly rental rate on net income.
4. Application processing fee:
 - \$50.00 per adult on the Rental Application.
 - The application fee is non-refundable.
 - All adults that will be living in the rental property must be on the Rental Application.
 - Application processing fee includes all background checks, credit checks, criminal background checks, Social Security Fraud checks, records for Judgments & collections, evictions, contacting current and past landlords, employers, etc.
5. Fico scores must be at or above 600.*
6. No eviction history.
7. No court ordered Judgments or collection accounts.*
8. No Felony convictions.
9. Good "Debt-To-Income" ratio.*
 - Monthly debt payments must be less than 35% of monthly gross income.
10. Pets: Each rental property will have a unique "Pet Policy".
 - Review ads and ask agent for detailed information on pet restrictions.
 - Written authorization is required for approval of ALL pets on Premises.
 - Certain breeds of dogs categorized as "Dangerous Dogs" are not allowed.
 - An additional non-refundable "Pet Fee" is required for all pets.

*Variances may be requested and reviewed on an individual basis regarding FICO scores and credit issues.

APPLICANT'S SIGNATURE	DATE	CO-APPLICANT'S SIGNATURE	DATE
CO-APPLICANT'S SIGNATURE	DATE	CO-APPLICANT'S SIGNATURE	DATE



Resident Screening

FOR RENTAL OFFICE USE ONLY
RENTAL APPLICANTS DO NOT COMPLETE THIS PAGE

Application Verification	Person Contacted	Remarks	
Present Landlord:			
Previous Landlord:			
Applicant's Employment / Income:		\$	
Co-Applicant's Employment / Income:		\$	
Reference #1:			
Reference #2:			
Credit Report Scores:			
Verification Completed By:	Date	Remarks	
Application Approved		Application Not Approved	Date
_____ Signature		_____ Signature	

Lease Signing Date	Time	Leasing Agent/Property Manager	
Driver's License / Picture I.D.:		Renter's Insurance Verification:	Pet Picture/License/Shots:
Move-In Funds Required:	1st Month's Rent	Security Deposit	Pet Fee
Cashier's Check	\$.	\$.	\$.
			Total Amount
			\$.
Move-In Inspection Date	Time	Leasing Agent/Property Manager	
Comments:			

Be sure to include copies of your last two paycheck receipts to verify your employment and income.

Email completed Rental Application and required income document copies to:
Info@NewStartHomeRentals.com