



BLOCH & HOSKINS
REAL ESTATE SERVICES
JH PROPERTY MANAGEMENT
APPLICATION TO RENT OR LEASE

THE FOLLOWING ITEMS ARE REQUIRED TO PROCESS THE APPLICATION:

1. **A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH ADULT PERSON IN THE HOUSEHOLD**
2. **A \$45.00 APPLICATION FEE FOR EACH ADULT MUST BE SUBMITTED WITH THE APPLICATION, CASH OR MONEY ORDER ONLY.** (The application fee pays for costs incurred in screening your application, credit reports etc., it is non-refundable)
3. **PLEASE BE SURE TO COMPLETE ALL SPACES OF THE APPLICATION AND INCLUDE PHONE NUMBERS FOR ALL REFERENCES**
4. **PLEASE PRESENT YOUR GOVERNMENT ISSUED ID AND SOCIAL SECURITY CARD SO WE MAY VERIFY YOUR IDENTITY WHEN YOU COME TO DROP OFF YOUR APPLICATION**
5. **PLEASE SUBMIT COPIES OF THE MOST AT LEAST 2 RECENT PAY-STUBS WITH EACH APPLICATION FOR VERIFICATION OF EMPLOYMENT** (self-employed must provide copies of 2 years signed tax returns)
6. **PLEASE SUBMIT PROOF OF RENTAL PAYMENTS**
7. **THE APPLICATION MUST BE SIGNED BY THE APPLICANT**

WE WILL NOT BE ABLE TO PROCESS YOUR APPLICATION WHEN SUBMITTED INCOMPLETE OR WITHOUT THE PROCESSING FEE. ALL INFORMATION MUST BE VERIFYABLE
WHEN APPROVED, THE 1ST MONTH'S RENT AND SECURITY DEPOSIT MUST BE A CASHIER'S CHECK OR MONEY ORDER

PLEASE RETURN YOUR APPLICATION TO:

Ralph Bloch & Juliane Hoskins
Brokers

Cell Ralph: 310-408-9018, Juliane: 310-897-5472
00933648 00920146
juliane@bh4re.com

732 W. 9th Street, # 206 • San Pedro, CA 90731 • Office: 310-519-3899 • Fax: 310-519-3897
Email: info@bh4re.com • Web Sites: www.bh4re.com / www.Bloch-Hoskins.com / www.jh4pm.com

If your home is currently listed with a Realtor, this is not intended as a solicitation.

APPLICATION TO RENT OR LEASE

APPLICANT Each Applicant over the age of 18 must complete their own application form

PLEASE PRINT

First, Middle, Last Name	Date of Birth	Social Security #	Driver's License Number & State
Other Names Used in the Last 10 Years	Home Phone	Cell Phone	Email Address

ADDITIONAL OCCUPANTS List everyone who will live with you:

First, Middle, Last Name	Date of Birth	Relationship to Applicant

EMPLOYMENT

	Current Employment	Prior Employment
Employer		
Address		
Employer Phone		
Job Title		
Name of Supervisor		
Dates of Employment	From: To:	From: To:
Income Per Month	\$	\$

RESIDENCE

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Owner/Manager And Phone number			
Reason for Leaving			
Last Rent Paid	\$	\$	\$

VEHICLES

Automobiles	Make	Model	Color	Year	License No.
Motorcycles					

PERSONAL REFERENCES

In Case of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			



CREDIT INFORMATION Please list all your financial obligations

Name of Bank or Savings & Loan		Branch or Address		Account No.		Balance
				Checking		\$
				Savings		\$
Credit Accounts	Account No.	Address/City	Phone	Balance	Due Monthly	

GENERAL INFORMATION (Check answer that applies)

- Do you smoke or vape? YES NO
- Do you have any pets/animals? YES NO
- Have you ever filed for bankruptcy? YES NO
- Do you have any musical instruments? YES NO
- Do you have any water-filled furniture or do you intend to use water filled furniture in the unit? YES NO
- Have you ever been convicted for selling, possessing, distributing or manufacturing illegal drugs or convicted of any other crime? YES NO
- Have you ever been evicted or named as a defendant in an eviction for non-payment of rent or any other reason? YES NO

Please explain any "yes" answers to the above questions:

Why are you leaving your current residence? _____

The applicant hereby applies to rent/lease Unit # _____ at _____ for \$ _____ per month, and upon owner's approval agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An application fee of \$ _____ is hereby submitted for the cost of processing this application, to obtain credit history and other background information.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, Telechecks, and/or criminal background reports. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. In the event that a material misstatement or misrepresentation is discovered after Applicant is accepted as a Resident, and whether or not a Lease or Month to Month Rental Agreement is executed, Owner may, at Owner's sole discretion, deem such misstatement or misrepresentation to be a material and non-curable breach of any subsequent Lease or Month-to-Month Rental Agreement and grounds for rescission of the contract and immediate eviction. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

Applicant: _____ Date: _____
 (Signature required)



Qualification Criteria for Renting

Below are the requirements for renting at the property located at:

Applicant Requirements:

All applicants (18 years or older) applying must have:

- A favorable credit history with a minimum credit score of 650+
- Verifiable household income that is at least 3X times the monthly rent
- Copy of a photo ID
- No prior evictions or collection records for non-payment of rent
- Renter's Insurance (*optional*)
- Favorable references from current and previous landlords
- A fully completed and signed rental application for each applicant 18 years or older
- Applicant does not have any criminal convictions for crimes considered harmful to people or property.

No charge - off

Required Documents – *Please bring the following with your completed application to rent.*

1. **Photo ID:** All applicants must provide photo identification and Social Security card. Acceptable photo identifications include, but not limited to: state issued identification card or driver's license; passport, any other government issued photo identification. (*Note: Military ID cards are not accepted*)
2. **Proof of Income** – Two pay stubs with year-to date, proof of child and/or spousal support payments; proof of social security income, disability or other government income, proof of retirement or trust fund account, etc. **Combined gross monthly income of all lease holders must be at least 3 times the monthly rent.** *Self-employed applicants must bring copies of the past three year's tax returns.*
3. **Application Fee** – An application fee (*cash, money order or cashier's check*) in the amount of \$ 45 for the purpose of obtaining tenant screening reports is required for EACH application.
4. **Proof of Renter's Insurance** (*if required*) – Prior to move-in, you must provide the Declaration Page showing:
 - Minimum of \$100,000 liability coverage
 - Policy equal to or greater than the term of the lease
 - The property and address added as additional insured (to notify landlord, in case policy is terminated)

If you have any questions, please call us at 310-897-5472.

WE FOLLOW ALL FEDERAL & STATE HOUSING LAWS AND DO NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR HANDICAP.

