

**MAHONEY DAVISON CO.**  
**PROPERTY MANAGEMENT**

**www.mahoneydavison.com**

628 E. Washington St., Ste. C, Petaluma, CA 94952 - phone 707-762-7710 fax 707-762-7618

**APPLICANT'S PERSONAL AND CREDIT INFORMATION**

Property Applying For \_\_\_\_\_ Requested Move-in Date \_\_\_\_\_

Name \_\_\_\_\_ Birthdate \_\_\_\_\_ SS# \_\_\_\_\_

Name(s) of Additional Occupant(s) \_\_\_\_\_

Present Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_, zip \_\_\_\_\_

Hm.# \_\_\_\_\_ Wk.# \_\_\_\_\_ Cell.# \_\_\_\_\_

Email \_\_\_\_\_

How long at present address? \_\_\_\_\_ Landlord Name \_\_\_\_\_ Phone/Fax \_\_\_\_\_

Rent/Mortgage Amount \_\_\_\_\_ Reason for Leaving \_\_\_\_\_

Name/Phone number of listing agent who sold your home \_\_\_\_\_

Previous Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Rent/Mtg Amount \_\_\_\_\_ How Long? \_\_\_\_\_ Reason for Leaving \_\_\_\_\_

Landlord Name \_\_\_\_\_ Phone/Fax \_\_\_\_\_

*\* Please provide additional addresses and contact info if current and previous addresses are less than 3 years combined.*

Car Make \_\_\_\_\_ Year \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ License # \_\_\_\_\_

Car Make \_\_\_\_\_ Year \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ License # \_\_\_\_\_

Pets? \_\_\_\_\_ How Many? \_\_\_\_\_ What Type? \_\_\_\_\_ Breed? \_\_\_\_\_ Age \_\_\_\_\_ Weight \_\_\_\_\_

Do You Smoke? \_\_\_\_\_

Present Occupation

Prior Occupation\*

Employer \_\_\_\_\_

Self-employed? \_\_\_\_\_

Supervisor/Title \_\_\_\_\_

Business Address \_\_\_\_\_

Supervisor's Phone \_\_\_\_\_

Type of Business \_\_\_\_\_

Position/Title \_\_\_\_\_

How long? \_\_\_\_\_

Gross mo. income \_\_\_\_\_

*\* If employed less than two years.*

Nearest Relative                      Phone #                      Address                      Relationship

1) \_\_\_\_\_

2) \_\_\_\_\_

Personal Reference                      Phone #                      Address                      Relationship

1) \_\_\_\_\_

2) \_\_\_\_\_

Have you ever filed a petition of bankruptcy? \_\_\_\_\_ Have you ever been evicted from any tenancy or had an eviction notice served on you? \_\_\_\_\_ Have you ever willfully and intentionally refused to pay any rent when due? \_\_\_\_\_ I

DECLARE THAT THE FOREGOING IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CREDIT REPORT AND PRIOR LANDLORD REFERENCES. I agree that the Landlord may terminate any agreement entered into in reliance on any misstatement made above. PLEASE READ AND KEEP THE FIRST PAGE FOR YOUR RECORDS

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

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**Thank you for applying for our rental property. Please read the following guidelines prior to submitting your application.**

**TO APPLY, THE FOLLOWING IS REQUIRED:**

1. A separate application is required and must be filled out and signed by each adult, 18 years and older.
2. A processing fee of **\$30 per person** must accompany each application. No application will be processed without a processing fee. The processing fee is **non-refundable** and must in the form of **cash or check**.
3. All intended residents, adults and minors, **must** be listed on the application.
4. You must disclose **all** pets, vehicles and water-filled furniture (waterbeds, aquariums, etc.) on the application.
5. Verifiable documentation and telephone numbers for all employment/income must be supplied by the applicant. Employment and salary will be verified by phone with an officer of the company and the following documentation provided:
  - Two most current pay stubs &/or last year's W-2's.
  - Verifiable documentation for other income such as pension/retirement, AFDC, SSI, etc.
  - If self-employed, the last two years' income tax returns and documentation for the current year (i.e. Profit & Loss Statement).
6. Failure to comply with the above will result in denial of the application or, in the event lease has commenced, forfeiture of the lease.

**YOU ARE HEREBY NOTIFIED OF THE FOLLOWING POLICIES & PROCEDURES:**

1. Rental criteria is based on combined gross income of three times the rent, positive credit history, employment and landlord references (&/or home ownership).
2. If Property is vacant, lease must commence within two weeks of application approval.
3. Pets must be over 1 year old, and approved by Mahoney Davison Co. If a pet is permitted, an increased deposit of \$400 per pet (minimum) is required for all dogs and cats. Tenant must supply proof of renter's insurance.

*\*\*\* Due to liability issues, we are unable to rent to tenants who are owners of dogs whose breed has historically been bred or trained for protection, attack or fighting. This includes but is not limited to the following breeds: Rottweiler, Doberman Pinscher, Pit Bull, American Staffordshire Terrier, American Bull Terrier, Presa Canario, Shar Peis, Bull Mastiff, German Shepherd, &/or Chow, along with any other guard dog breed.\*\**

4. Water-filled furniture must be approved and tenant must supply Landlord/Owner with proof of renter's insurance.
5. **If applicant is approved, the following must take place prior to occupancy:**
  - A partial security deposit of \$1000 (minimum) must be paid **with a cashier's check or money order within one (1) business day of notification of approval** in order to hold the property and refuse other applicants. If applicant defaults taking possession on the agreed-upon date, funds will be held as liquidated damages.
  - The lease/rental agreement must be signed **at the time the partial security deposit is paid**.
  - The first month's rent and total security deposit must be paid in full **with a cashier's check or money order** on the day the applicant takes possession of the premises.

Thanks again for your interest in our rental home. Please feel free to give us a call if you should have any questions.