

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 _____

Rent/Mortgage Amount _____ Reason for Leaving _____

Name/Phone # of listing agent who sold your home _____

Previous Address _____ City, State, Zip _____

Rent/Mtg Amount _____ How Long? _____ Reason for Leaving _____

Landlord Name _____ Phone _____

** 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? _____ #: _____ Type: _____ Breed: _____ Age: _____ Weight _____

Do You Smoke? _____

Present Occupation

Prior Occupation*

Employer _____

Self-employed? _____

Supervisor/Title _____

Business Address _____

Supervisor's Ph.# _____

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! Please review the guidelines below prior to submitting your application.

TO APPLY, THE FOLLOWING IS REQUIRED:

1. All adults 18 years & older must submit an individual application that is completed & signed.
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. **All** pets, vehicles, and water-filled furniture (waterbeds, aquariums, etc.) must be disclosed 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 (if still employed with the same company).
 - 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 monthly income of three times the rent, positive credit history with a score of 650 or higher, 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 \$2000 (minimum) must be paid **with a cashier's check or money order within one (1) business day of notification of approval** 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 call our office if you have any questions.

707-762-7710