

QUALIFICATION CRITERIA FOR RENTING

APPLICANT QUALIFICATIONS:

- Applicant must view the unit in person prior to applying.
- Verifiable household income that is at least 2 ½ times the monthly rent.
- Favorable credit history on credit report.
- Government issued identification card.
- No prior evictions or collection records for non-payment of rent.
- A completed and signed rental application per applicant 18 years and older.
- Applicant does not have any criminal convictions for crimes considered harmful to people or the property.
- Favorable references from previous/current landlord.

REQUIRED DOCUMENTS:

1. **Photo ID:** All applicants must provide a copy of government issued ID, Driver's License, and Social Security card. (*Note: Military ID cards are not accepted*).
2. **Proof of Income:** Provide last two months of pay stubs with year-to-date totals.
 - Include W2 for previous year, 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.
 - *Self-employed* applicants must provide tax returns for the past two years.
3. **Bank Statements:** Copies of previous *three* months
4. **Application Fee** – An application fee of \$40.00 made payable to Imperial Properties (Money order and/or cashier's check *ONLY*) *for the purpose of obtaining a screening report for each applicant.*
5. **Renter's Insurance Declaration Page:** *Required within 30 days of Lease Signing for a Single-Family Residence. Call office for terms. Recommended for all other units.*

Submit Application Packet to:

IMPERIAL PROPERTIES
8060 Florence Avenue Suite #214
Downey, CA 90240

Incomplete applications will not be considered. Please submit all required items through the mail slot located at the door of Suite #214.

Building is open: M-F 8am-7pm; SAT 10am-3pm; Closed on Sundays.



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

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
- 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 or any proposed occupant ever been asked to move out of a residence? YES NO
- Have you or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last seven years? YES NO
- Have you or any proposed occupant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? YES NO

Please explain any "yes" answers to the above questions: (After completing a credit review, Owner may consider the nature of the felony and the length of time since it occurred so long as the felony is directly related to the applicant's ability to meet its obligations under the lease terms, and any other relevant mitigating information pursuant to 2 CCR §12266.) _____

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.

Source of Income

CC GOV Sec 12955(p)(1): For the purposes of this section, "source of income" means lawful, verifiable income paid directly to a tenant, or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issued under Section 8 of the United States Housing Act of 1937 (42 U.S.C. Sec. 1437f). "Source of income" includes a federal Department of Housing and Urban Development Veterans Affairs Supportive Housing voucher. For the purposes of this section, a housing owner or landlord is not considered a representative of a tenant unless the source of income is a federal Department of Housing and Urban Development Veterans Affairs Supportive Housing voucher. (2) For the purposes of this section, it shall not constitute discrimination based on source of income to make a written or oral inquiry concerning the level or source of income.

Applicant: _____ Date: _____
(Signature required)

