

Delta Star Management

10100 Fair Oaks Blvd Suite F Fair Oaks, CA 95628

(916) 536-5600 OFFICE (916) 536-5605 FAX.

www.deltastarmanagement.com

Please print, complete and read carefully before faxing to (916) 536-5605.

PROPERTY ADDRESS: _____

RENT \$ _____ SECURITY DEPOSIT \$ _____ ANTICIPATED MOVE-IN DATE? _____

HOW DID YOU LOCATE THIS PROPERTY? _____

- a. **PLEASE COMPLETE APPLICATION ENTIRELY.** INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED NOR PROCESSED.
- b. A COMPLETED APPLICATION IS REQUIRED FOR **EACH ADULT** RESIDING AT THE PROPERTY. IDENTIFICATION TO BE VERIFIED BY A DRIVERS LICENSE AND SOCIAL SECURITY CARD.
- c. APPLICATIONS ARE ACCEPTED THROUGH FAX PROVIDING ORIGINALS ARE RECEIVED IN OUR OFFICE WITHIN THREE BUSINESS DAYS AND APPLICATION FEE HAS BEEN SUBMITTED.
- d. **APPLICATION FEE IS \$20.00 PER APPLICANT OR MARRIED COUPLE.** PLEASE NOTE THAT THE APPLICATION FEE IS NON-REFUNDABLE AND IS NOT A GUARANTEE TO RENT THE PROPERTY. THE FEE IS TO BE SUBMITTED AT THE TIME OF YOUR APPLICATION.
THE CREDIT REPORT CHARGE IS \$35.00 PER APPLICANT OR MARRIED COUPLE AND IS COLLECTED ONLY IF ACCEPTED AS THE TENANTS OF THE PROPERTY.
- e. APPLICATION PROCESS AND APPROVAL IS APPROXIMATELY 1-5 BUSINESS DAYS DEPENDING ON THE NUMBER OF APPLICATIONS, RESPONSE TO OUR VERIFICATIONS OR TIMELY SUBMISSION OF DOCUMENTS BY APPLICANT.
- f. WE REQUIRE A GOOD RENTAL REFERENCE FROM YOUR LANDLORD OR MANAGER OVER THE PAST 3 YEARS. PREVIOUS HOMEOWNERS WILL REQUIRE GOOD PAYMENT HISTORY OF MORTGAGE. GOOD CREDIT HISTORY WILL ASSIST YOU IN QUALIFYING TO RENT. POOR CREDIT WILL BE CONSIDERED ON A CASE BY CASE BASIS. AFDC & SECTION 8 ALSO CONSIDERED CASE BY CASE.
- h. SELF-EMPLOYED WILL REQUIRE RECENT TAX RETURNS, LAST THREE MONTHS OF BANKING STATEMENTS, RECENT 1099's AND OTHER RELATED ITEMS.
- i. ALL PROPERTIES REQUIRE A MINIMUM OF **SIX MONTHS LEASE**, AFTER WHICH, THE LEASE MAY BE RENEWED OR REVERT TO A MONTH TO MONTH TENANCY. ONE YEAR LEASES MAY BE REQUIRED ON SOME PROPERTIES. PLEASE VERIFY WITH US.
- j. COPIES OF LEASE AGREEMENTS ARE AVAILABLE FOR VIEWING AT OUR OFFICE BETWEEN NORMAL BUSINESS HOURS.
- k. PROPERTY MAY BE HELD UNTIL OCCUPANCY FOR UP TO 30 DAYS. IN DOING SO, THEN A **FULL PAYMENT FOR CREDIT REPORT(S) AND A "HOLDING DEPOSIT" IS REQUIRED FOR HOLDING THE PROPERTY UNTIL OCCUPANCY.** CHECK WITH OUR OFFICE.
- l. INFORMATION REGARDING THE AMENITIES OF EACH PROPERTY IS NOT GUARANTEED BY DSM MANAGEMENT. WE ADVISE THAT YOU CHECK AND VIEW EACH PROPERTY TO INSURE THE AMENITIES INCLUDED TO MEET YOUR INDIVIDUAL REQUIREMENTS.
- m. ALL APPLICANTS ARE PROCESSED THROUGH THE REGIONAL CREDIT ASSOCIATION FOR A CREDIT RATING. ANY JUDGMENTS, COLLECTIONS, SLOW PAY OR ANY CREDIT PROBLEMS, MAY BE GROUNDS FOR DENYING THIS APPLICATION. ANY APPLICATION REFUSED BECAUSE OF A CREDIT RATING PROBLEM CAN BE VERIFIED BY CONTACTING: **Trans Union LLC 11130 SUN CENTER DRIVE RANCHO CORDOVA, CA 95670**
- n. WE DO BUSINESS UNDER THE FEDERAL FAIR HOUSING LAW.

I HAVE READ AND UNDERSTOOD THIS APPLICATION GUIDELINE.

APPLICANT

Delta Star Management

Applicants Name _____
Social Security Number _____ Date of Birth _____
Present Address _____
Length of Residence _____ Monthly Rental Rate \$ _____
Present Landlord _____ Phone _____
Landlords Address _____
Have you ever been late on rent? _____ If yes, explain _____

Reason for moving (please explain) _____

Previous address (if less than 3 years at current) _____

Length of Residence _____ Monthly Rental Rate \$ _____
Previous Landlord _____ Phone _____
Landlords Address _____

How many people will be living in the property _____ List all names and ages: _____

Do you have pets?(describe) _____ Do you have a waterbed? _____

Present Employer _____ Phone _____
Address _____
Length of employment _____ Position/ Title _____
Salary/Wage _____ per month or year. Bonus/Comm\$ _____ per _____
Previous Employer _____ Phone _____
Address _____

Automobiles (year) _____ (make) _____ (model) _____ (lic #) _____
(year) _____ (make) _____ (model) _____ (lic #) _____
(year) _____ (make) _____ (model) _____ (lic #) _____

Any other vehicles, boats, trailers etc., _____

Bank/Branch _____ Acct # _____
Bank/Branch _____ Acct # _____

Credit Information

Company _____ Balance \$ _____ Pymt \$ _____ mo.
Company _____ Balance \$ _____ Pymt \$ _____ mo.
Company _____ Balance \$ _____ Pymt \$ _____ mo.

Closest Living Relative

Name _____ Phone _____
Address _____ Relationship _____

Personal References

Name _____ Phone _____
Address _____ Relationship _____
Name _____ Phone _____
Address _____ Relationship _____

Have you ever been evicted? _____ If yes, explain _____

Have you ever filed bankruptcy? _____ If yes, explain _____

Applicant **authorizes DSM MANAGEMENT** to verify any and all information provided and any additional information deemed necessary to evaluate the information provided. Applicant also certifies the above information is **true, complete and correct.**

Applicant's Signature _____

Date _____

Home Phone Number _____