



55 Santa Clara Avenue, Suite 200, Oakland, CA 94610 Phone: 510-834-0782 Fax: 510-588-5465

RENTAL APPLICATION

Please include a \$35 Processing Fee OR apply online (Subtenants paper only). Personal Checks are acceptable.

Please write in PRINT legibly. EACH Applicant MUST complete a SEPARATE application.

Please attach a copy of your *ID* (Passport, State, and/or School) and *Proof of Income* (pay stubs, bank statements, W2).

You will need a Co-Signer if you are a student. This is NOT the Co-Signer Agreement.

International Students: Please attach your *J-Visa* and *I-20*. If you are an International Student, you do not need a Co-Signer.

Subtenants do not need Co-Signers. Please e-mail completed applications to Management@CedarProperties.com.

Property Address:	Unit #:
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PERSONAL INFORMATION

Legal Name (First, Middle, Last):	Cell Phone:		
Other Name(s) Used:	Home Number:		
	Office Number:		
	E-mail Address:		
SSN#:	Date of Birth:	DL#:	State:
Co-Applicant Name(s):			

RENTAL HISTORY

Present Address:			
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Rent / Own	Rental/Mortgage Amount: \$ _____	Date Range:	Reason for Leaving:
Landlord Name/Mortgage Co.:			Phone Number:

1st Previous Address:			
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Rent / Own	Rental/Mortgage Amount: \$ _____	Date Range:	Reason for Leaving:
Landlord Name/Mortgage Co.:			Phone Number:

2nd Previous Address:			
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Rent / Own	Rental/Mortgage Amount: \$ _____	Date Range:	Reason for Leaving:
Landlord Name/Mortgage Co.:			Phone Number:

3rd Previous Address:			
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Rent / Own	Rental/Mortgage Amount: \$ _____	Date Range:	Reason for Leaving:
Landlord Name/Mortgage Co.:			Phone Number:

Receipt for Applicant (If Applicable)

Cedar Properties received \$ _____ for screening fee and \$ _____ as a holding deposit from the undersigned, hereafter called "Applicant," who offers to rent from Cedar Properties the premises located at: _____ Unit #: _____ City: _____, CA Zip: _____. Applicant authorizes verification of information supplied by applicant via methods, which may include, but are not limited to, tenant screening and credit checking. Pursuant to California law you have tenant screening fee rights, including the right to a copy of your consumer credit report if one is obtained with your screening fee, a refund of any unused portion of the fee and a receipt of the costs of the screening.

EMPLOYMENT

Present Employer:

Supervisor's Name:

Address:

Phone #:

Position:

Salary/mo.: \$

How Long:

PERSONAL REFERENCES – PLEASE DO NOT LIST RELATIVES (If living in Student Housing, please have RA as a Reference.)

PR#1 Name:

Relationship:

Phone #:

PR#2 Name:

Relationship:

Phone #:

PR#3 Name:

Relationship:

Phone #:

*** PLS. NOTIFY YOUR REFERENCES, LANDLORDS, & SUPERVISOR THAT WE WILL BE CALLING THEM & TO RETURN OUR CALL ASAP. ***

IN CASE OF EMERGENCY**Contact #1:****Contact #2:**

Relationship:

Relationship:

E-Mail Address:

E-Mail Address:

Cell Phone:

Cell Phone:

APPLICANT PRE-QUALIFYING QUESTIONS**Have you ever filed for bankruptcy? Y / N (Circle) Explain:****Have you ever been evicted or asked to move? Y / N (Circle) Explain:****Have you ever been given a three-day notice? Y / N (Circle) Explain:****Have you ever been convicted for selling, distributing or manufacturing illegal drugs?****Do you have a pet? Y / N (circle) Breed:****Age:****(Automobile) Make:****Model:****Year:****License #:**

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above terms including, but not limited to, the obtaining of a credit report, eviction history, and agrees to furnish additional credit reference(s) upon request. Applicants consent to allow Cedar Properties to disclose tenancy information to previous or subsequent owner/managers. Upon approval of this application, Applicant agrees to sign a rental agreement and to pay all sums due, including required security deposit of \$ _____, before occupancy.

Applicant's Signature:

Date:

OPTIONAL HOLDING DEPOSIT

A deposit of \$500.00 is required if applicant wishes to secure the rental unit, otherwise the rental unit will be offered to other applicants on a first-come, first-served basis. The \$500.00 holding deposit will be credited toward the first month's rent at the lease signing. Should any statement made in the above application be a misrepresentation or untrue, as much as \$200.00 of this deposit may be retained as compensation to the agent for reviewing applicant's credit reports and/or holding the unit off the market.

Upon initiation of the application process, all co-applicant and cosigner application and any requested documentation necessary for processing must be submitted within 48 hours, otherwise the entire \$500.00 deposit can be forfeited as liquidated damages in payment for holding the unit off the market. Initiation of the application process is defined as submission of holding deposit or application.

If application is accepted, lease is to be executed at agent's office within 48 hours after applicant is notified of such acceptance. Notification shall be defined as a phone call, email, or voice message left with applicant or co-applicant. If applicant is not accepted as a resident within 3 days, the deposit will be returned, except as otherwise noted. If application is accepted and applicant does not sign lease within 48 hours after notification, the entire \$500.00 deposit can be forfeited as liquidated damages in payment for holding the unit off the market.

I have read the forgoing and wish to hold the unit off the market with the "Optional Holding Deposit".

Applicants Signature:

Date: