

APPLICATION AND OFFER TO RENT/LEASE REAL PROPERTY

sfrent.net

1201 Fulton Street, San Francisco, CA 94117 • phone 415-241-0100 • fax 415-931-4048

The undersigned hereby offers to rent/lease the real property generally described as building _____, apt/unit # _____ in the city of _____, California at the rental rate of \$_____ per month, with starting date _____. It is understood that the Application is not a Rental Agreement/Lease and Applicant has no rights to said property until a written Rental Agreement/Lease is duly executed after the approval of this Application. Use Supplement Page if necessary.

ALL INFORMATION REQUESTED HEREIN MUST BE PROVIDED

PERSONAL INFORMATION

Leasing Agent: _____

Name: _____		Mobile phone: _____	W phone: _____
Social Security #: _____	Date of birth: _____	Email: _____	
Other names used: _____		Drivers License # _____	State: _____
Emergency contact: _____	Relationship: _____	Phone: _____	Email: _____

OTHER PERSONS TO OCCUPY PREMISES (Each adult occupant must submit a separate application)

First and Last Name	Age	Relationship to Applicant(s)

HOUSING HISTORY (past five years – use Supplement page for Housing & Employment History if necessary)

Current address: _____	City: _____	State: _____	Zip: _____
Landlord's phone: _____	Landlord's name: _____		
How long at this address? _____	Other occupants: _____		
Rent paid: _____	Move in date: _____	Move out date: _____	
Reason for leaving: _____			

Previous address: _____	City: _____	State: _____	Zip: _____
Landlord's phone: _____	Landlord's name: _____		
How long at this address? _____	Other occupants: _____		
Rent paid: _____	Move in date: _____	Move out date: _____	
Reason for leaving: _____			

EMPLOYMENT HISTORY (past five years)

****PROVIDE PAYSTUBS FROM LAST TWO PAY PERIODS ****

If applicant is self-employed, then we will need the following: if a sole proprietor, then Form 1040, pages 1 & 2, plus Schedule(s) C for the most recent year filed. If a corporation, a Limited Liability Company, a Partnership, a Limited Partnership or any other separate entity on which self-employment income is being evaluated, then the entire return for the most recent year filed. None of the documents provided will be returned, so you may wish to send copies. If currently a student, please complete Student Information Section below.

Current Company Name: _____		Address: _____	
Position: _____	Start Date: _____	End Date: _____	
Gross Monthly Salary: _____	Supervisor: _____	Telephone #: _____	

Prior Company Name and Address: _____			
Position: _____	Start Date: _____	End Date: _____	
Gross Monthly Salary: _____	Supervisor: _____	Telephone #: _____	

STUDENT INFORMATION SECTION (to be completed by unemployed or under-employed students)

(Registered students must provide a letter, on institution letterhead, confirming registration)

Name of Institution: _____			
Address of Institution: _____		Start Date: _____	Expected End Date: _____
Course of Study: _____		Degree sought: _____	
Registrar Contact Name, if any: _____		Registrar Main Tel #: _____	

VERIFICATIONS

Y N

- 1. Has any civil judgment been entered against you in the past ten (10) years?
- 2. Do you have any water filled furniture or do you intend to get any water filled furniture?
- 3. Do you have any pets or do you intend to get any pets?
- 4. Have you filed for bankruptcy in the past ten (10) years?
- 5. Have you ever been evicted or have you ever refused to pay rent for any reason?
- 6. Have you, or do you intend to, possess, sell or use illicit drugs or narcotics in your residence?
- 7. Have you ever lived here before or do you know anyone living here now or in the past?

8. ***If any question #1 through #7 is answered "yes", please explain on Supplement Page.***

9. If accepted, how long do you expect to stay? _____ years _____ months

10. How did you hear of this vacancy? _____

11. What made you decide to apply with us? _____

AGREEMENT

Earnest Money of \$_____ is hereby given as surety for Applicant's promise to timely complete the Lease Application, and execute the Lease within 24 hours after notification of acceptance. It is specifically understood that the Earnest Money is fully refundable if Landlord/PIP/sfrent.net rejects the Application and Offer. Applicant understands and agrees that Landlord/PIP/sfrent.net will deposit the earnest money payment upon receipt, and that if the application is rejected, Landlord/PIP/sfrent.net will not issue the refund until ten (10) business days have elapsed from the date of Landlord/PIP/sfrent.net's deposit of the Earnest Money payment. The Earnest Money may be applied to part of the security deposit at execution of the Lease and payment of the move-in money. If Landlord/PIP/sfrent.net has duly accepted this Application and Offer, it is then to be treated as a completed contract to rent/lease the above described property and Applicant's attempted revocation shall be deemed a breach of contract. PLEASE NOTE: if this Application and Offer is revoked by Applicant for any reason, the Applicant shall forfeit the entire Earnest Money. Applicant and Landlord agree that the Earnest Money deposit represents a fair and reasonable estimate of the costs and damages that Landlord will sustain as a result of Applicant's breach of promise to execute the Lease within 24 hours and pay the balance of move-in money, and that the Earnest Money payment represents a liquidated damage for breach of this promise, which shall be presumed to be the amount of costs and damages sustained by Landlord as a result of such breach of promise by Applicant. Failure to provide application details requested in this application within 48 hours of initial submission may be considered, at Landlord/PIP/sfrent.net's discretion, as a revocation. Applicant further acknowledges that where a unit is available for immediate move-in, Applicant's lease date will begin no later than twenty-four (24) hours from the time and date on which Applicant has been notified that Applicant's application has been approved.

Applicant agrees that Applicant will participate in Landlord's mandatory Electronic Funds Transfer (EFT) program for rent payment, and, before taking possession of the premises, will grant Landlord and/or his agent(s) the necessary authorization to enroll Applicant in the program.

Applicant represents all information contained in this APPLICATION to be true and accurate and understands that owner/manager will rely upon said information when accepting this Application. Applicant hereby authorizes the owner/manager and his employees and agents to verify said information and make independent investigations to determine Applicant's credit, financial and character standing, which will include a credit and criminal background check. Applicant hereby releases owner/manager, his employees and agents and any firm or person supplying them with information from any liability whatsoever concerning the release or use of this information and will hold them all harmless from any suit or reprisal whatsoever. All holders of any such information are hereby authorized to release any and all such information they may have concerning Applicant.

I, _____, the Applicant herein, declare under penalty of perjury that the foregoing is true and correct and that this
(Applicant's printed name)

application was executed on _____, at _____,
(date signed) (City, County and State where signed)

Applicant's Signature: _____

Use this space to provide any additional information we should know or that may help us make a decision about your application.