



**IN MOST CASES WE REVIEW A NUMBER OF APPLICATIONS PER PROPERTY**

**ALL APPLICANTS MUST VIEW AND APPROVE THE PROPERTY BEFORE WE RENT TO YOU.**

A **complete** application is necessary from each **adult (anyone 18 years or older)** who intends to reside at the property. One family per home (we **DO NOT** sub-let), **NO EXCEPTIONS**, if we accept any money from you this notice will become part of your file.

**NOTE: NO PERSONAL CHECKS ACCEPTED UNTIL AFTER YOU START TENANCY.**

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<u>FEES</u>	
Credit Report *	\$10.00
Processing Application and all forms related To tenancy (Nonrefundable):....	\$15.00
Remit and must be returned with Application (Nonrefundable):....	\$25.00
▶ <b>CASH OR MONEY ORDER ONLY</b> ◀	
* Any credit reports furnished by applicant shall not be accepted	

**Your credit report and application fees pay for, but are not limited to, the following costs incurred by Sentry Property Management:**

- Application Pre-Screening
- Credit Report including operator time
- Verification of Information on Application
- Follow up of related information
- Phone charges

**GENERAL GUIDELINES TO QUALIFY**

**Our general guidelines to qualify are that you have:**

- A.** A legal and verifiable income of up to approximately three times the monthly rent.
- B.** Approximately two recent years of favorable rental references or ownership.
- C.** Copy of state issued identification.
- D.** Some agreements begin with a six (6) month lease.

Negative credit, rental or employment references may keep an application from being approved.

**Some properties have different guidelines, ask the property manager.**

**If your application is turned down for reasons of credit, a Fair Credit Notification letter will be sent to you along with a copy of your credit report and any refunds due you within 15 days.**

**WHEN APPROVED**

You will have to submit a minimum deposit of **\$300.00 (cash or money order only)** to hold the property (2 week maximum). This will be applied to the Security Deposit and shall be **NONREFUNDABLE IF APPLICANT CANCELS FOR ANY REASON**. Deposits will be refunded **IF S.P.M.** cancels for any reason or is not able to give tenancy by agreed date.

**SECURITY DEPOSIT**

- A.** Shall be equal to a minimum of one and one half (1-1/2) month's rent (**NOT** to be considered rent).
- B. Additional moneys shall be based on, but not limited to: pets, credit history, rental history, owner's liability and property amenities.**
- C.** Deposit shall not exceed a total of two (2) month's rent for unfurnished units, three (3) month's rent for furnished units.



# SENTRY PROPERTY MANAGEMENT

*A "Real" Property Manager*

## APPLICATION TO RENT PRINT IN BLACK INK ONLY !!!

ALL APPLICANTS MUST VIEW AND APPROVE THE PROPERTY BEFORE WE RENT TO YOU.

ALL AREAS MUST BE COMPLETED BY APPLICANT.

A SEPARATE APPLICATION IS REQUIRED FOR EACH OCCUPANT 18 YEARS OR OLDER.

Subject Property: \_\_\_\_\_

Proposed move-in Date: \_\_\_\_\_

### APPLICANT'S INFORMATION

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APPLICANT'S NAME:	_____		
SOCIAL SECURITY #	_____	DRIVERS LICENSE #	_____
PHONE #:	Home: _____	Work: _____	Cell/Message: _____

TOTAL NUMBER OF PROPOSED OCCUPANTS:	_____	NAME(S) OF ALL OTHER PROPOSED OCCUPANTS AND RELATIONSHIP TO APPLICANT:	_____
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Have you been a part to an unlawful detainer action or filed bankruptcy?	_____ Yes	_____ No
If yes, explain:	_____	
Have you or any other proposed occupants ever been convicted of or pleaded no contest to a felony?	_____ Yes	_____ No
If yes, explain:	_____	
Have you had a Judgment or Lien placed against you?	_____ Yes	_____ No
If yes, explain:	_____	

Pets: Yes _____ No _____ Type _____ Size _____
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Are you the undersigned or any other individual residing on the property required to register under Penal Code Section 290?	_____ Yes	_____ No	Initial: _____
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RESIDENTIAL INFORMATION			
PRESENT ADDRESS:	_____	CITY/STATE/ZIP	_____
FROM _____ TO _____	LANDLORD/MANAGER:	_____	PHONE: _____
RENT AMOUNT: \$ _____ per month	REASON FOR LEAVING:	_____	
PREVIOUS ADDRESS:	_____	CITY/STATE/ZIP	_____
FROM _____ TO _____	LANDLORD/MANAGER:	_____	PHONE: _____
RENT AMOUNT: \$ _____ per month	REASON FOR LEAVING:	_____	

EMPLOYMENT INFORMATION

PRESENT EMPLOYER: \_\_\_\_\_ SUPERVISOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP \_\_\_\_\_ PHONE: \_\_\_\_\_  
STARTING DATE: \_\_\_\_\_ POSITION OR TITLE: \_\_\_\_\_ INCOME: \_\_\_\_\_ per  
OTHER INCOME: \$ \_\_\_\_\_ per \_\_\_\_\_ SOURCE: \_\_\_\_\_

PERSONAL REFERENCE - NOT A RELATIVE

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_ LENGTH OF AQUAINTANCE \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NEAREST RELATIVE(S) / OR NOTIFY IN CASE OF EMERGENCY

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

Vehicle Make: \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ License Plate# \_\_\_\_\_ Color \_\_\_\_\_  
Other Vehicles : \_\_\_\_\_

Applicant understands this is an application to rent only and does not guarantee tenancy in the subject property. Sentry Property Management may accept multiple applications for the subject property and will accept the best qualified applicant(s).

Applicant represents the above information to be true and complete and authorizes Sentry Property Management to verify all information including but not limited to (a.) contacting my current employer(s), current landlord and personal reference(s) (b.) obtain credit reports and criminal background history. Applicant also agrees to provide further credit references and proof of income upon request.

If application is incomplete or received without the screening fee the application will not be processed and will be returned along with screening fee, if any.

**Any misrepresentation of any information supplied by Applicant at any time will terminate this application and all agreements entered into with Sentry Property Management thereafter.**

Applicant signature \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Return your completed application and any applicable fee not already paid to (cash or money order only - personal checks and credit cards will not be accepted):

SENTRY PROPERTY MANAGEMENT

Mailing Address:  
P.O. Box 215  
Shingletown, Ca. 96088  
Office: (530) 474-3430

Office Address:  
31223 Hwy 44, Suite A  
Shingletown, Ca. 96088  
Fax: (530) 474-3431

A copy of this application serves as your receipt when signed and returned to you by an Agent of Sentry Property Management:

Applicant has paid a nonrefundable screening fee of \$25.00

Applicant has paid a deposit of \$\_\_\_\_\_ to hold the property (will be applied to Security Deposit - see pg.1 "When Approved") The undersigned has received the screening fee / deposit to hold property as indicated above.

Landlord/Manager/Agent Signature \_\_\_\_\_ Date \_\_\_\_\_  
Sentry Property Management