

**Jon Polentz Property Management**  
**1407 East Collins Avenue, Orange, CA 92867**  
**Tel: (714) 288-2010 Fax: (714) 288-0209**  
**www.jprentnow.com**

**Receipt for Rental Application Screening**  
In accordance with California Civil Code 1950.6

Property Manager, Jon Polentz, received \$30.00 from the undersigned applicant, whom proposes to rent the following unit: \_\_\_\_\_

Aforesaid payment will be utilized to screen "Applicant" and research/verify credit history, tenant history, employment history and any other background information such as bank statements, tax returns, cash management accounts, etc...

|  |                 |
|--|-----------------|
| Actual cost of credit report, unlawful detainer (eviction) Search, and/or other screening reports          | <u>\$ 13.00</u> |
| Cost to obtain, process and verify screening information (may include staff time and other overhead costs) | <u>\$ 17.00</u> |
| Total fee charged (may not exceed \$35.00 per applicant)   | <u>\$ 30.00</u> |

Equal Housing Opportunity. All applicants/applications are considered equally.  
**Minimum Rental Requirements Required of all Applicants:**

We screen all applicants through a private credit approval agency. All applications must be submitted with application fee payable to: **JON POLENTZ** (either by CASH, MONEY ORDER, OR CASHIERS CHECK. NO PERSONAL CHECKS ACCEPTED, RECEIPTS AVAILABLE), in order to be processed. Applications are processed on a first come, first serve basis, and are not processed unless filled out completely and signed by all applicants (adults over 18 years of age) and application fee(s) are received.

We will check tenant references, verify income and employment and check all consumer credit, legal and unlawful detainer reports. If you have credit or other problems that may prevent you from qualifying, please inform us of the nature of the problem before submitting your application. We may be able to help you with this, or at least prevent you from unnecessarily paying an application fee. Once an application has been processed we cannot return the application fee. All application fees are non-refundable.

**Other requirements (ALL APPLICANTS):**

Applicants must earn 3 TIMES the monthly rent in combined gross income.  
NO EVICTIONS or judgements from landlords or property managers on your record.  
Verifiable 2-YEAR rental history (not with a relative) with no bad references.  
Current Pay Stubs, W-2's, 1099's, Schedule "C" Tax Return, which ever is applicable.  
Photocopy of: Drivers License(s) and Social Security Card(s)

**IMPORTANT:**

Once an applicant has been notified of their acceptance, ALL APPLICANTS have 24 hours to bring in the FULL SECURITY DEPOSIT on the property. Failure to do so will result in the property being rented to another applicant. Security and other deposits, and first month's rent must be in certified funds. PERSONAL CHECKS ARE NOT ACCEPTED FOR DEPOSITS OR FIRST MONTH'S RENT. Applicant authorizes verification of information supplied by applicant via methods, which may include, but are not limited to, tenant screening and credit checking.

**Property manager does not accept guarantors, parents, co-signers, HUD, Section 8, or Housing. I/We have read and understand all of the above:**

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date



APPLICATION TO RENT/SCREENING FEE
(C.A.R. Form LRA, Revised 4/11)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) [ ] tenant, [ ] tenant with co-tenant(s) or [ ] guarantor/co-signor. Total number of applicants \_\_\_\_\_

2. PREMISES INFORMATION
Application to rent property at \_\_\_\_\_ ("Premises")
Rent: \$ \_\_\_\_\_ per \_\_\_\_\_ Proposed move-in date \_\_\_\_\_

3. PERSONAL INFORMATION
A. FULL NAME OF APPLICANT \_\_\_\_\_
B. Date of Birth \_\_\_\_\_ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)
C. Social security No. \_\_\_\_\_ Driver's license No. \_\_\_\_\_
State \_\_\_\_\_ Expires \_\_\_\_\_
D. Phone number: Home \_\_\_\_\_ Work \_\_\_\_\_ Other \_\_\_\_\_
E. Email \_\_\_\_\_
F. Name(s) of all other proposed occupant(s) and relationship to applicant \_\_\_\_\_

G. Pet(s) or service animals (number and type) \_\_\_\_\_
H. Auto: Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ License No. \_\_\_\_\_ State \_\_\_\_\_ Color \_\_\_\_\_
Other vehicle(s): \_\_\_\_\_

I. In case of emergency, person to notify \_\_\_\_\_
Relationship \_\_\_\_\_
Address \_\_\_\_\_ Phone \_\_\_\_\_

J. Does applicant or any proposed occupant plan to use liquid-filled furniture? [ ] No [ ] Yes Type \_\_\_\_\_

K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? [ ] No [ ] Yes
If yes, explain \_\_\_\_\_

L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? [ ] No [ ] Yes
If yes, explain \_\_\_\_\_

M. Has applicant or any proposed occupant ever been asked to move out of a residence? [ ] No [ ] Yes
If yes, explain \_\_\_\_\_

4. RESIDENCE HISTORY
Current address \_\_\_\_\_ Previous address \_\_\_\_\_
City/State/Zip \_\_\_\_\_ City/State/Zip \_\_\_\_\_
From \_\_\_\_\_ to \_\_\_\_\_ From \_\_\_\_\_ to \_\_\_\_\_
Name of Landlord/Manager \_\_\_\_\_ Name of Landlord/Manager \_\_\_\_\_
Landlord/Manager's phone \_\_\_\_\_ Landlord/Manager's phone \_\_\_\_\_
Do you own this property? [ ] No [ ] Yes Did you own this property? [ ] No [ ] Yes
Reason for leaving current address \_\_\_\_\_ Reason for leaving this address \_\_\_\_\_

5. EMPLOYMENT AND INCOME HISTORY
Current employer \_\_\_\_\_ Supervisor \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_
Employer's address \_\_\_\_\_ Supervisor's phone \_\_\_\_\_
Position or title \_\_\_\_\_ Phone number to verify employment \_\_\_\_\_
Employment gross income \$ \_\_\_\_\_ per \_\_\_\_\_ Other \$ \_\_\_\_\_ per \_\_\_\_\_ Source \_\_\_\_\_
Previous employer \_\_\_\_\_ Supervisor \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_
Employer's address \_\_\_\_\_ Supervisor's phone \_\_\_\_\_
Position or title \_\_\_\_\_ Employment gross income \$ \_\_\_\_\_ per \_\_\_\_\_

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LRA REVISED 4/11 (PAGE 1 OF 2)

Applicant's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

Agent: Jonathan Polentz Phone: 714.288.2010 Fax: 714.288.0209 Prepared using zipForm® software
Broker: J.P. Real Estate Service, Inc. 1409 E. Collins Ave. Orange, CA 92867

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

**6. CREDIT INFORMATION**

| Name of creditor | Account number | Monthly payment | Balance due |
|------------------|----------------|-----------------|-------------|
|                  |                |                 |             |
|                  |                |                 |             |

| Name of bank/branch | Account number | Type of account | Account balance |
|---------------------|----------------|-----------------|-----------------|
|                     |                |                 |                 |
|                     |                |                 |                 |

**7. PERSONAL REFERENCES**

Name \_\_\_\_\_ Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Length of acquaintance \_\_\_\_\_ Occupation \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Length of acquaintance \_\_\_\_\_ Occupation \_\_\_\_\_

**8. NEAREST RELATIVE(S)**

Name \_\_\_\_\_ Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Relationship \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Relationship \_\_\_\_\_

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain credit report on applicant.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

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

Return your completed application and any applicable fee not already paid to: \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**II. SCREENING FEE**

**THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.**

Applicant has paid a nonrefundable screening fee of \$ \_\_\_\_\_, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.org. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$42.06 as of 2009.)

\$ \_\_\_\_\_ for credit reports prepared by \_\_\_\_\_ ;  
 \$ \_\_\_\_\_ for \_\_\_\_\_ (other out-of-pocket expenses); and  
 \$ \_\_\_\_\_ for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

The undersigned has received the screening fee indicated above.

Landlord or Manager or Agent Signature \_\_\_\_\_ DRE Lic. # \_\_\_\_\_ Date \_\_\_\_\_

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