



## eHomes of Bakersfield Tenant Application

eHomes of Bakersfield supports the spirit and intent of all local, state, and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, national origin, or any other protected classes.

The following requirements are what we deem as necessary in order to qualify to rent:

- A completed Application to Rent for each occupant 18 years of age or over. Incomplete applications **will be screened** and may lead to your denial.
- A \$30 screening fee in money order or cashier's check, **no cash or personal checks**, for each Application to Rent. In the event that your application is not screened, the screening fee will be refunded in full. The \$30 fee is broken down as follows:
  - \$17 – Cost for the reports obtained by eHomes of Bakersfield
  - \$13 – Cost of time spent by eHomes of Bakersfield verifying and analyzing the reports
- Documentation:
  - A valid, government issued, photo identification
  - Social Security Card or Individual Taxpayer Identification Number
  - Proof of income which may include:
    - One month's paycheck stubs
    - Social security award letter
    - Retirement payment schedules
    - Student financial aid award letter
    - Public or government assistance award letters
    - Documentation for other sources of legal and verifiable income
    - Self-employed applicants must bring prior year tax returns and current year profit and loss statement
- Applicants in the following situations will be subject to broker review:
  - Undocumented immigrant
  - Listed on a sex offender registry
  - Criminal history of felony: drug/marijuana trafficking/manufacturing, crimes against persons, crimes against property, crimes against society, sexual offenses, violent offenses, and weapon offenses.
- Applicants with the following criteria will be denied:
  - Incomplete application
  - Any open bankruptcies
  - Collection placed by another property management company
  - Unlawful detainer (eviction) judgement against the applicant
  - Applicant listed in Office of Foreign Asset Control/terrorist database records

- Income to Rent Ratio
  - If gross income is at least 3 times the monthly rent security deposit = 1 month's rent
  - If gross income is at least 2.5 times but less than 3 times the monthly rent security deposit = 1.5 times the monthly rent
  - If gross income is less than 2.5 times the rent amount, application is denied
  
- Credit Score
  - If credit score is at least a 650 security deposit = 1 month's rent
  - If credit score is 600 – 649 security deposit = 1.5 times the monthly rent or a co-signer with a credit score of 700 or higher may apply
  - If credit score is 550 – 599 security deposit = 2 times the monthly rent or a co-signer with a credit score of 700 or higher may apply
  - If credit score is 549 or less, application is subject to broker review

The listed Income and Credit scores, as they relate to the security deposit, are recommended guidelines only. They are viewed as a whole. Individual properties may have different requirements, as well as participation in accepted subsidy programs.

If applicant is approved, applicant must pay a holding deposit in certified funds within 2 business days and be ready to take possession of the unit within 15 calendar days unless an extended time is approved by eHomes of Bakersfield. The holding deposit will be credited to the security deposit once a residential lease agreement has been signed.

If applicant chooses not to enter into the residential lease agreement, eHomes of Bakersfield will deduct from the holding deposit "lost rental damages" to cover the lost opportunity to rent the unit. eHomes of Bakersfield and applicant agree that "lost rental damages" will be 1/30<sup>th</sup> of the monthly rent for each day the unit was taken off the market, beginning the date the holding deposit is received and ending the date a new holding deposit is received or the amount owed exceeds the amount of the holding deposit.

#### Notice Regarding California Investigative Consumer Reporting Agencies Act

Agent intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification, as follows: (1) You may appear at the investigative consumer reporting agency identified below in person, (2) You may make a written request for copies to be sent by certified mail to a specified address, or (3) you may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provided that this person furnishes proper identification. If you are accompanied by a person of your choosing, the agency may require you to furnish a written statement granting permission to the investigative consumer reporting agency to discuss your file in the other person's presence. If you would like a copy of the report that is prepared, please contact:

Name of Agency: AppFolio, Inc.  
 Address of Agency: 50 Castilian Dr. Santa Barbara, CA 93117  
 Phone Number of Agency: (866) 359-3630

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Applicant Signature

Date

# Application to Rent

All section must be completed, incomplete applications will not be accepted  
 Check One: \_\_\_ Tenant \_\_\_ Tenant w/ Co-Tenant \_\_\_ Guarantor/Co-Signer

|   |               |                  |                                   |                              |                 |              |
|---|---------------|------------------|-----------------------------------|------------------------------|-----------------|--------------|
| Last Name   |               | First Name       |                                   | Middle Name                  |                 |              |
| Social Security Number or ITIN  |               | Date of Birth    | Government Issued Photo ID Number |                              | Expiration Date |              |
| Home Phone  | Mobile Phone  | Work Phone       |                                   | Email Address                |                 |              |
| 1. Present Address  |               | City             |                                   | State                        | Zip             |              |
| Move In Date  | Move Out Date | Owner/Agent Name |                                   | Owner/Agent Number           |                 |              |
| Reason for Moving   |               |                  |                                   | Current Rent per Month<br>\$ |                 |              |
| 2. Previous Address   |               | City             |                                   | State                        | Zip             |              |
| Move In Date  | Move Out Date | Owner/Agent Name |                                   | Owner/Agent Number           |                 |              |
| Reason for Moving   |               |                  |                                   | Rent per Month<br>\$         |                 |              |
| 3. Next Previous Address  |               | City             |                                   | State                        | Zip             |              |
| Move In Date  | Move Out Date | Owner/Agent Name |                                   | Owner/Agent Number           |                 |              |
| Reason for Moving   |               |                  |                                   | Rent per Month<br>\$         |                 |              |
| List all other occupants not including yourself. <u>All Occupants over the age of 18 must submit individual applications.</u>                         | DOB           | Name             | Relationship                      | DOB                          | Name            | Relationship |
|   | DOB           | Name             | Relationship                      | DOB                          | Name            | Relationship |
|   | DOB           | Name             | Relationship                      | DOB                          | Name            | Relationship |
| Pets<br>There is an additional security deposit of \$250/pet if allowed. Service or Emotional Support Animals will need valid, current documentation  | Pet Name      | Breed            | Weight                            | Age                          |                 |              |
|   | Pet Name      | Breed            | Weight                            | Age                          |                 |              |
|   | Pet Name      | Breed            | Weight                            | Age                          |                 |              |
| Vehicles<br>All vehicles must be properly registered and in working order. Please list all motor vehicles, trailers, boats, and recreational vehicles | Make          | Model            | Year                              | License Number               |                 |              |
|   | Make          | Model            | Year                              | License Number               |                 |              |
|   | Make          | Model            | Year                              | License Number               |                 |              |
|   | Make          | Model            | Year                              | License Number               |                 |              |

## Employment

|  |   |  |                     |
|--|---|--|---------------------|
| 1. Current Employer                        |   | Job Title/Position                     | Dates of Employment |
| Current Employer Address                   |   | City                                   | State Zip           |
| Name of Supervisor/Human Resources Contact | Supervisor/Human Resources Phone Number | Gross Income per Month (Average)<br>\$ |                     |
| 2. Other Employer                          |   | Job Title/Position                     | Dates of Employment |
| Other Employer Address                     |   | City                                   | State Zip           |
| Name of Supervisor/Human Resources Contact | Supervisor/Human Resources Phone Number | Gross Income per Month (Average)<br>\$ |                     |
| 3. Other Source of Income                  |   | Amount<br>\$                           | Frequency           |
| Other Source of Income                     |   | Amount<br>\$                           | Frequency           |

## Finances

|                  |                  |           |                       |
|------------------|------------------|-----------|-----------------------|
| Name of Bank     | Bank Address     | Acct Type | Account Number        |
| Name of Bank     | Bank Address     | Acct Type | Account Number        |
| Name of Creditor | Creditor Address | Payment   | Creditor Phone Number |
| Name of Creditor | Creditor Address | Payment   | Creditor Phone Number |

## Contacts

|                         |         |      |       |     |              |              |
|-------------------------|---------|------|-------|-----|--------------|--------------|
| Personal Reference Name | Address | City | State | Zip | Relationship | Phone Number |
| Personal Reference Name | Address | City | State | Zip | Relationship | Phone Number |
| Emergency Contact Name  | Address | City | State | Zip | Relationship | Phone Number |
| Emergency Contact Name  | Address | City | State | Zip | Relationship | Phone Number |

1. Does the applicant intend to use liquid filled furniture? Y / N
  - a. If yes, type of furniture: \_\_\_\_\_
2. Has the applicant been the party to an unlawful detainer action (eviction) or small claims/collection from a previous rental? Y / N
  - a. If yes, please explain: \_\_\_\_\_
3. Has the applicant been asked to move out of a property? Y / N
  - a. If yes, please explain: \_\_\_\_\_
4. Is the applicant currently in a bankruptcy proceeding? Y / N
5. Has the applicant filed for bankruptcy in the past seven years? Y / N