



Davidson & Bennett Realtors

Rental Department

1807 Jefferson Street, Suite B

Napa, CA 94559

www.dbrealtors.com

email: rentals@dbrealtors.com

Phone: 707-224-5292

Fax: 707-224-6834

****IT IS LEGAL PRACTICE TO REJECT AN INCOMPLETE APPLICATION****
PLEASE DO NOT DISTURB TENANTS

Resident Requirements:

1. Each applicant shall have a good credit rating, which will be verified through a credit-reporting agency. An adverse report such as delinquent accounts or unpaid judgments may disqualify the applicant.
2. Applicant's employment and/or other sources of income will be verified. Length of employment and/or job stability will be a factor of consideration. We require a 33% rent to income ratio outstanding debts and monthly obligations will also be taken into consideration. Example: A \$500 monthly rental would require a \$1,500 gross monthly income.
3. Current and prior landlord's references will be checked. Failure to pay rent on time, failure to give a thirty-day notice in writing prior to termination of tenancy, and failure to protect or to respect the rights of other residents may disqualify the applicant. Applicant's willingness and ability to care for his current residences will be confirmed.
4. Stability of residency (frequency of moves), length of residency in the community, and estimated term of residency will be a factor of consideration.
5. A history of violent behavior may disqualify an applicant.
6. Applicant must be at least 18 years of age in order to sign the rental agreement. All occupants over 18 years of age must complete the application and sign the rental agreement.

Credit Policy:

When you acknowledge your application with your signature, you are authorizing the landlord or his agent to contact your present and previous landlords, employers, and to obtain a copy of your credit history through a credit-reporting agency.

A non-refundable application screening fee of \$25.00 per adult will be charged to cover the cost of credit reporting and the value of time spent by the landlord or his agent obtaining information; which may include, but is not limited to, landlord reference checks, personal reference checks, employment verification, application storage fees and credit reports on the applicant. This fee will only be collected for available units and only after the applicant(s) have previewed the interior of the property they desire to rent. The fee is transferable for 30 days to any available rental. After 30 days you must submit a new application.

DAVIDSON & BENNETT REALTORS SUBSCRIBES TO THE EQUAL OPPORTUNITY HOUSING GUIDELINES AND DOES NOT DISCRIMINATE BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

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For Office Use Only:	
Property: _____	Shown on: _____ at _____ am / pm
Property: _____	Shown on: _____ at _____ am / pm

APPLICATION TO RENT

Tenant
 Guarantor

(All sections must be completed) **Individual applications required from each occupant 18 years of age or older.**

Last Name		First Name		Middle Name		Social Security Number or ITIN	
Other names used in the last 10 years			Work phone number ()			Home phone number ()	
Date of birth		E-mail address				Mobile/Cell phone number ()	
Photo ID/Type	Number		Issuing government		Exp. date	Other ID	
1. Present address	City			State		Zip	
Date in	Date out	Owner/Agent Name			Owner/Agent Phone number		
Reason for moving					Current rent \$ /Month		
2. Previous address	City			State		Zip	
Date in	Date out	Owner/Agent Name			Owner/Agent Phone number		
Reason for moving							
3. Next previous address	City			State		Zip	
Date in	Date out	Owner/Agent Name			Owner/Agent Phone number		
Reason for moving							
Proposed Occupants: List all in addition to yourself	Name			Name			
	Name			Name			
	Name			Name			
Will you have pets?	Describe			Will you have a waterbed?		Describe	
How did you hear about this rental?							
I <input type="checkbox"/> am <input type="checkbox"/> am not a member of the Armed Forces (including the National Guard and Reserves)							
A. Present occupation or source of income	Employer name						
Dates of employment	Supervisor's phone number ()			Employer address			
Name of your supervisor				City, State, Zip			
B. Prior occupation	Employer name						
Dates of employment	Supervisor's phone number ()			Employer address			
Name of your supervisor				City, State, Zip			
Current gross income \$		Per	Check one <input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year		Please list ALL of your financial obligations below.		
Name of your bank		Branch or address			Account Number		

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Last Name: _____	First Name: _____
Property: _____	

Name of Creditor	Address	Phone Number	Monthly Pymt. Amt.
		()	
		()	
		()	
		()	
		()	
		()	
In case of emergency, notify:	Address: Street, City, State, Zip	Relationship	Phone
1. _____			
2. _____			
Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation
1. _____			
2. _____			

Automobile: Make: _____ Model: _____ Year: _____ License #: _____
 Automobile: Make: _____ Model: _____ Year: _____ License #: _____
 Other motor vehicles: _____

Have you ever filed for bankruptcy? _____ Have you ever been evicted or asked to move? _____

Have you ever been convicted of selling, distributing or manufacturing illegal drugs? _____

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request. Applicant consents to allow Owner/Agent to disclose tenancy information to previous or subsequent Owners/Agents.

Owner/Agent will require a payment of \$ 25.00, which is to be used to screen Applicant with respect to credit history and other background information. The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ 6.15
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ 12.85
3. Total fee charged (cannot exceed \$30 per applicant, which may be adjusted annually with the CPI as of 1-1-98) \$ 6.00

The undersigned is applying to rent the premises designated as:

Apt. No. _____ Located at _____

The rent for which is \$ _____ per _____. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of \$ _____, before occupancy.

 Date Applicant (signature required)

CALIFORNIA APARTMENT ASSOCIATION CODE FOR EQUAL HOUSING OPPORTUNITY

The California Apartment Association 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, or national origin.

The California Apartment Association reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public.

Therefore, as members of the California Apartment Association, we agree to abide by the following provisions of this Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy.
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering."
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.