

Foothill Management Group, Inc.

QUALIFYING CRITERIA

1. SEPARATE APPLICATION REQUIRED FROM EACH OCCUPANT AGE 18 OR OLDER
2. CURRENT VALID LEGAL PHOTO ID – COPY AND ORIGINAL
SOCIAL SECURITY CARD – COPY AND ORIGINAL
3. MONTHLY INCOME REQUIRED IS 2½ TO 3 TIMES THE RENT. WRITTEN PROOF REQUIRED:
 - a) LAST FOUR PAYROLL STUBS or
 - b) LAST YEAR'S TAX RETURN or
 - c) CURRENT MONTH BANK ACCOUNT or
 - d) OTHER VERIFIABLE PROOF (COURT ORDERED CHILD SUPPORT, DISABILITY OR RETIREMENT, ETC.)
4. VERIFICATION OF CURRENT EMPLOYMENT – SEE FORM
5. VERIFICATION OF CURRENT RESIDENCY – SEE FORM
6. ANY APPLICANT WITH A PUBLIC RECORD OF AN UNLAWFUL DETAINER ACTION OR AN EVICTION, OWING ANOTHER LANDLORD OR APARTMENT COMMUNITY MONEY AND/OR HAVING NEGATIVE RENTAL HISTORY WILL BE DENIED.
7. APPLICANTS MUST HAVE AT LEAST TWO POSITIVE ACCOUNTS AND THERE MUST BE MORE POSITIVE ACCOUNTS THAN NEGATIVE ACCOUNTS. LACK OF CREDIT HISTORY MAY RESULT IN AN INCREASED DEPOSIT.
8. THERE IS NO GUARANTEE OF APPROVAL. DEPENDING ON EACH INDIVIDUAL SITUATION, CREDIT WILL BE TAKEN INTO CONSIDERATION WITH ALL OF THE RENTAL QUALIFICATIONS LISTED ABOVE. ADDITIONAL DEPOSITS MAY BE REQUIRED DEPENDING ON YOUR PARTICULAR SITUATION.
9. APPLICATION FEES ARE \$42.00 PER APPLICANT. **CASHIER'S CHECK OR MONEY ORDER ONLY** IS ACCEPTED ON ALL INITIAL PAYMENTS (APP FEES, DEPOSIT AND FIRST MONTH'S RENT).

Updated 02/01/2019

RENTAL APPLICATION

Separate application required from each occupant age 18 or older



Applicant's Last Name _____ First _____ Middle _____ Jr./Sr./III _____

Social Sec # ____-____-____ Birthdate ____/____/____ Driver Lic # _____ State _____

Home Phone (____) _____ Work Phone (____) _____ Cell Phone (____) _____

LIST EVERYONE WHO WILL LIVE WITH YOU:

Full Name _____ Relationship to Applicant _____ Age _____

RESIDENCE HISTORY



Current Address _____ City _____ State _____ Zip _____

Dates Lived There: _____ to _____ Reason for Moving: _____

Owner/Manager Name: _____ Phone Number: (____) _____

Amount of rent paid each month _____



Previous Address _____ City _____ State _____ Zip _____

Dates Lived There: _____ to _____ Reason for Moving: _____

Owner/Manager Name: _____ Phone Number: (____) _____

Amount of rent paid each month _____



Previous Address _____ City _____ State _____ Zip _____

Dates Lived There: _____ to _____ Reason for Moving: _____

Owner/Manager Name: _____ Phone Number: (____) _____

Amount of rent paid each month _____

EMPLOYMENT HISTORY



Current Employer _____ Supervisor's Name _____ Area Code/Phone Number _____

Employer's Address _____ Position _____ How Long _____ Salary _____



Previous Employer	Supervisor's Name	Area Code/Phone Number
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Employer's Address	Position	How Long	Salary
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INCOME INFORMATION

Your gross employment income (before deductions): \$ _____

Other monthly income: \$ _____

Source(s) of other income: _____

Total Gross Monthly Income: \$ _____**FINANCIAL INFO (REQUIRED)**

Name of Bank

Account Number

Checking Account

Savings Account

Credit Card

MISCELLANEOUS (please initial following each statement)

Pets are only allowed with permission of owner/agent and require an additional deposit of \$300. per pet. _____

Water filled furniture such as waterbeds requires the resident to carry a special insurance policy. _____

Ever been evicted? NO ___ YES ___ WHEN _____ Ever filed for bankruptcy? NO ___ YES ___ WHEN _____

Do you Smoke? _____

REFERENCES AND EMERGENCY CONTACT INFORMATION

Name of Personal Reference	Relationship	Area Code/Phone Number
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Address	City	State	Zip
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Name of Emergency Contact	Relationship	Area Code/Phone Number
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Address	City	State	Zip
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APPLICANT'S AUTHORIZATION TO OBTAIN BACKGROUND REPORTS

I certify that all the information given above is true and correct to the best of my knowledge. I understand that my rental agreement/lease may be **terminated** if I have made any material misrepresentation in this application. I hereby authorize Owner/Manager to obtain credit and other background reports necessary to verify the information and references provided above. I agree to pay, in addition to rent and security deposit, a *nonrefundable fee* of \$ _____, which shall be used to defray the costs associated with obtaining the above-mentioned reports.



Applicant's Signature: X _____ **Date:** _____

OWNER/MANAGER'S NOTES:

Foothill Management Group, Inc.

AUTHORIZATION FOR EMPLOYMENT VERIFICATION

Instructions: Fill this form out completely and sign where indicated. Present this form to your employer to fill out the bottom portion and return it to Foothill Management Group, Inc.

APPLICANT'S PORTION

Applicant's Name: _____

Applicant's Address: _____

Current Employer: _____

Supervisor's Name: _____

Employer's Address: _____

Employer's Phone Number: (____) _____ Fax Number: (____) _____

I hereby consent to the release of the following information to Foothill Mgmt. Group., Inc.



Signature _____ **Date** _____



EMPLOYER'S PORTION (Employer to fill out, NOT APPLICANT)

The above named person has applied to rent property from Foothill Mgmt. Group., Inc. You were listed as the applicant's current employer. By signing above, the applicant has consented to the release of information regarding employment history. Someone from this office will contact you to verify that your company filled out this verification form.

Length of employment? From _____ To _____ Position Held? _____

Gross Income \$ _____ per Month _____ Week _____ Hour _____

Your Name _____ Title _____

Telephone No. (____) _____ Today's Date _____

Foothill Management Group, Inc.

AUTHORIZATION FOR RESIDENCY VERIFICATION

Instructions: Fill this form out completely and sign where indicated. Present this form to your landlord to fill out the bottom portion and return it to Foothill Management Group, Inc.

APPLICANT'S PORTION

Applicant's Name: _____

Applicant's Address: _____

Landlord's Name: _____

Landlord's Phone Number: (____) _____ Fax Number: (____) _____

I hereby consent to the release of the following information to Foothill Management Group, Inc.



Signature _____ Date _____



LANDLORD'S PORTION (Landlord to fill out, NOT APPLICANT)

The above named person has applied to rent property from Foothill Mgmt. Group, Inc. You were listed as having rented to the applicant either currently or in the past. By signing above, the applicant has consented to the release of information regarding rental history. Someone from this office will contact you to verify that you or your agent filled out this verification form.

How long did applicant reside at above address? From _____ To _____

Monthly rent \$ _____ for # bedrooms _____ family size _____

Was rent paid: On Time _____ Sometimes Late _____ Usually Late _____

Would you rent to this resident again? Yes _____ No _____

Resident's housekeeping practices are: Good _____ Average _____ Poor _____

Will resident receive a full refund of security deposit? No _____ Yes _____

Has resident ever been issued any Notice to Perform? No _____ Yes _____ Reason _____

Reason resident is moving: Eviction _____ Landlord's 30/60 Day Notice _____
Resident's Notice of Intent _____ None Given _____

ARE YOU RELATED TO APPLICANT? Yes _____ No _____

Your Name _____ Title _____

Telephone No. (____) _____ Today's Date _____

This notice is to advise you that an investigative consumer report will be made regarding your character, general reputation, personal characteristics, and mode of living. The name and address of the investigative consumer reporting agency that will prepare the report is:

CoreLogic Rental Property Solutions, LLC
3001 Hackberry Road
Irving, TX 75063

You can receive a copy of this consumer report from:

Foothill Management Group, Inc.
1041 E. Foothill Blvd.
Upland, CA 91786-4048
909-256-7170

Check here if you wish to receive a copy of this consumer report.

Additionally, pursuant to Section 1786.22 of the Investigative Consumer Reporting Agencies Act, you have the right upon request to and verification of your identity by CoreLogic Rental Property Solutions, LLC through the submission of proper identification: (1) to visually inspect all files maintained by CoreLogic Rental Property Solutions, LLC regarding you; (2) to receive a list of the recipients of any investigative consumer report about you furnished by CoreLogic Rental Property Solutions, LLC within the three (3)-year period preceding your request. You have the right to request and be provided with the address and telephone number of such recipients.

You may request to visually inspect your files in the following ways:

- **In Person Inspection.** You may inspect the files maintained by CoreLogic Rental Property Solutions, LLC about you in person during normal business hours. You may receive a copy of your file for a fee not to exceed the actual costs of duplicating your file. If you elect to inspect your file in person, you may be accompanied by one (1) other person of your choosing, who shall furnish reasonable identification. CoreLogic Rental Property Solutions, LLC may require you to furnish a written statement granting permission to CoreLogic Rental Property Solutions, LLC to discuss your file in such person's presence.
- **Certified Mail Inspection.** You may request by certified mail to CoreLogic Rental Property Solutions, LLC, along with a copy of proper identification (e.g. valid driver's license, social security account number, military identification card, or credit card), that copies of your files maintained by CoreLogic Rental Property Solutions, LLC be sent to an addressee(s) specified in your request.
- **Telephonic Inspection.** You may request in writing to CoreLogic Rental Property Solutions, LLC, along with a copy of proper identification (e.g. valid driver's license, social security account number, military identification card or credit card), to be provided with a summary of all information in your file maintained by CoreLogic Rental Property Solutions, LLC by telephone. You will be responsible for any toll charges associated with such a call.