



Dear Applicant,

We thank you for your interest in one of our rental properties. We hope to be able to find you your next home to rent and are happy to assist you in any way we can. Please take time to carefully review the criteria that needs to be met prior to filling out an application to rent with Reliable Realty Property Management. In order to process your application quickly, please take the time to review the rent criteria:

- ◆ **Gross income equal to or greater than 2.5 times the amount of rent.**  
Liquid assets ready to cover the cost of the first month's rent and a security deposit equal to one month's rent (in cases of extremely poor credit, we may require a security deposit equal to two month's rent.)
  
- ◆ **A credit report score minimum of 530. Scores lower than this are not accepted unless you have filed for bankruptcy or foreclosure. If you have extenuating circumstances, please speak with your leasing agent, or explain in your application to rent. We also accept Co-signors/Guarantors; Co-signors/Guarantor's must fill out an application and provide us with all the paper work below. Co-signors/Guarantor's must have a minimum credit score of 700 and qualify for 4 times the amount of rent.**
  
- ◆ **Statements to confirm bankruptcy, foreclosure, divorce, etc.**
  
- ◆ **Pet Policy:** Pet Deposit will vary. Reliable Realty Inc. cannot accept the breeds listed above for liability & insurance purposes to the owner and to us as a real-estate company. American Pit bull, American Staffordshire Terrier, American Bulldog, Staffordshire Bull Terrier, Akita, Canary Dog, Chow, Japanese Akita, Presa Canario, Akita, Inu, Perre de Presa Canario, Dogo Argentino, Jindo, Bull Terrier, Miniature Bull Terrier, Alpha Blue Bulldog, OR any dog that has a biting history. In the event you don't have an animal, Before deciding to get an animal, you will need to call your property manager to discuss a pet deposit and also acceptable breed types. We will need to get owners approval before anything can be decided.

**Review your application to rent carefully. Incomplete applications (missing forms, proofs of identification, etc.) will result in delay of process and may result in your application being placed at the end of the waiting list.**

**\*\*To complete the application we will need the following:**

- **2 FULL months of recent bank statements**
- **2 FULL months of proof of rent either cancelled check or receipt**
- **2 FULL months of recent employment check stubs**
- **ONLY if self-employed, 2 years of tax returns or a copy of W-9/1099**

Please contact us with any questions or comments at (951)696-9090

**Please fax all applications to: (951)696-9161**

Respectfully,  
Reliable Realty Property Management  
28544 Old Town Front St #205  
Temecula, Ca 92590





**APPLICATION TO RENT**

A separate, signed and completed application is required for anyone over the age of 18, or an emancipated minor. A non-refundable \$42 fee will be applied per applicant. Payments should be made out to **Reliable Realty Property Management** in the form of **money order, cashier's check, or cash** only in person or online with credit card at [www.teamreliablerealty.com](http://www.teamreliablerealty.com). The applicant understands as soon as Reliable Realty Property Management receives the application, payment will not be owed even if the tenant withdraws from the property or is not accepted to be a tenant. Reliable Realty Property Management will not release any reports to applicants with the exception of a credit report. All other forms will become sole possession of Reliable Realty Property Management. Please fax application to Reliable Realty Property Management @ **(951)696-9161**.

**Property Address**

Application to rent property at: \_\_\_\_\_ Rent Amount listed: \$ \_\_\_\_\_

Proposed move in date: \_\_\_\_\_

(Required)

**Personal information**

Applicants full name: \_\_\_\_\_  
First Middle Last

Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_

Drivers Lic# \_\_\_\_\_ State \_\_\_\_\_

Gross Monthly Income: \$ \_\_\_\_\_ (Before Taxes Are Taken Out)

Phone # \_\_\_\_\_ Cell \_\_\_\_\_ Other \_\_\_\_\_

Email address \_\_\_\_\_

(Required)

**Names of all other proposed occupants (including D.O.B.)**

**\*\*Any one over the age of 18 will have to fill out an application & pay fee\*\***

Name \_\_\_\_\_ DOB \_\_\_\_\_ Name \_\_\_\_\_ DOB \_\_\_\_\_

Name \_\_\_\_\_ DOB \_\_\_\_\_ Name \_\_\_\_\_ DOB \_\_\_\_\_

Name \_\_\_\_\_ DOB \_\_\_\_\_ Name \_\_\_\_\_ DOB \_\_\_\_\_

**Do you have a pet?**  yes  no, if yes please provide pets information below:

**Pets (\*Please provide a picture of the animal(s) & ask about our pet policy\*):**

Name: \_\_\_\_\_ (Breed) \_\_\_\_\_ Female/Male Neutered/Spade De-clawed/Weight \_\_\_\_\_

Name: \_\_\_\_\_ (Breed) \_\_\_\_\_ Female/Male Neutered/Spade De-clawed/Weight \_\_\_\_\_

Name: \_\_\_\_\_ (Breed) \_\_\_\_\_ Female/Male Neutered/Spade De-clawed/Weight \_\_\_\_\_





Cars Owned

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_

License Plate # \_\_\_\_\_ State \_\_\_\_\_ Color \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_

License Plate # \_\_\_\_\_ State \_\_\_\_\_ Color \_\_\_\_\_

In case of emergency, person to notify \_\_\_\_\_ Relationship \_\_\_\_\_

Contact # \_\_\_\_\_ Other # \_\_\_\_\_

Does the proposed applicant plan to use liquid-filled furniture?  Yes  No Type \_\_\_\_\_

Has the applicant been party to an unlawful detainer action or filed bankruptcy within the last seven years?  Yes  No If yes please explain why \_\_\_\_\_

Has the proposed applicant ever been convicted of or pleaded no contest to a felony crime?  Yes  No If yes please explain why \_\_\_\_\_

Has the proposed applicant ever been convicted of or pleaded no contest to a violent crime?  Yes  No If yes please explain why \_\_\_\_\_

Has the proposed applicant ever been asked to move out of a residence?  Yes  No If yes please explain why \_\_\_\_\_

Has the proposed applicant ever been evicted from a residence?  Yes  No If yes please explain why \_\_\_\_\_

Has the proposed applicant have/had any judgments or have/had any accounts that have gone into collection?  Yes  No If yes please explain why \_\_\_\_\_

Nearest Relatives

Name \_\_\_\_\_ Address \_\_\_\_\_

Phone # \_\_\_\_\_ Other # \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

Phone # \_\_\_\_\_ Other # \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

Phone # \_\_\_\_\_ Other # \_\_\_\_\_ Relationship \_\_\_\_\_





## Residence History

(Please provide us with all necessary information)

Current Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_

From: Month \_\_\_\_\_ Year \_\_\_\_\_ To: Month \_\_\_\_\_ Year \_\_\_\_\_

Company: \_\_\_\_\_

Name of Landlord: \_\_\_\_\_

Contact Number: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Reason for leaving: \_\_\_\_\_

Do you own this property? \_\_\_\_\_ If no, current rent \$ \_\_\_\_\_

Previous Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_

From: Month \_\_\_\_\_ Year \_\_\_\_\_ To: Month \_\_\_\_\_ Year \_\_\_\_\_

Company: \_\_\_\_\_

Name of Landlord: \_\_\_\_\_

Contact Number: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Reason for leaving: \_\_\_\_\_

Do you own this property? \_\_\_\_\_ If no, current rent \$ \_\_\_\_\_

## Employment History

Current Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_

From: Month \_\_\_\_\_ Year \_\_\_\_\_ To: Month \_\_\_\_\_ Year \_\_\_\_\_

Company address: \_\_\_\_\_

Contact number: \_\_\_\_\_ Fax: \_\_\_\_\_

Position/Title: \_\_\_\_\_

Gross Monthly Income: \$ \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_

From: Month \_\_\_\_\_ Year \_\_\_\_\_ To: Month \_\_\_\_\_ Year \_\_\_\_\_

Company address: \_\_\_\_\_

Contact number: \_\_\_\_\_ Fax: \_\_\_\_\_

Position/Title: \_\_\_\_\_





**Explain Credit Problems here and any other issues:**

(Separate sheets may be attached)

Applicant understands that this is an application to rent only and does not guarantee that applicant will be offered the premises for which applicant is applying for. Reliable Realty Property Management may receive multiple applications and maintains the right to choose the most qualified applicant. The Applicant represents the above information provided is true and correct. False or misleading personal information is grounds for denial of the application.

If Applicant is approved by Reliable Realty Property Management, a copy of your Drivers Lic, will need to be obtained.

The Applicant hereby grants Reliable Realty Property Management permission to check personal references, employment references, landlord references, and grants permission to send this application to our background investigation/credit reporting company.

**Applicant's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_  
**(Required)**

Please Return Application with fees to:

*Reliable Realty Inc.*  
28544 Old Town Front St #205  
Temecula, Ca 92590  
**Fax (951)696-9161**  
Email: [overtonh@cox.net](mailto:overtonh@cox.net) or [ashleymead@hotmail.com](mailto:ashleymead@hotmail.com)

**\*\*** A non-refundable \$42 fee will be applied per applicant. Payments should be made out to **Reliable Realty Property Management** in the form of **money order, cashier's check, or cash** only in person or online with credit card at [www.teamreliablerealty.com](http://www.teamreliablerealty.com) **\*\***





(951)696-9090-office  
(951)696-9161-fax

To: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Rental Verification**  
(Please Print)

**Current Address:** \_\_\_\_\_

**Landlord Name/Management Company:** \_\_\_\_\_ (REQUIRED)

**Landlord Phone #:** \_\_\_\_\_ (REQUIRED) **Fax:** \_\_\_\_\_

I authorize the release of the requested information:

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**For office Use Only:**

Dear Landlord,

\_\_\_\_\_, has an application for occupancy in process with Reliable Realty Property Management. Your name was given as the present/previous landlord/property manager. We would appreciate your cooperation in providing the following information. Any information you can provide is greatly appreciated.

Please note if the is a \_\_\_\_ current resident or a \_\_\_\_ past resident at your community.

**Move-in date:** \_\_\_\_\_

**Lease ending date:** \_\_\_\_\_

**Amount of rent:** \$ \_\_\_\_\_

**# of Late payments:** \_\_\_\_\_

**# of NSF checks:** \_\_\_\_\_

Has proper notice been given? yes no

Is there currently any past due amount owed on the resident's account? yes no

Has the resident complied with all community policies? yes no

Does the resident keep an animal on the premises? yes no

Has that animal at any time caused a problem or been a nuisance? yes no

Has legal proceedings ever been filed on this resident? yes no

Would you rent again to this tenant again? yes no

**Any additional Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Landlord name:** \_\_\_\_\_ **Date:** \_\_\_\_\_





(951)696-9090-office  
(951)696-9161-fax

To: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Employment Verification**  
(Please Print)

Position/Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Human Resource phone number: \_\_\_\_\_ (REQUIRED)

Human Resource fax number: \_\_\_\_\_

I authorize the release of the requested information:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Social Security Number: \*\*-\*\*-\_\_\_\_\_**

**FOR OFFICE USE ONLY:**

Dear Employer,

\_\_\_\_\_, has an application for occupancy in process with Reliable Realty Property Management. Your name was given to us as the present/previous employer. We would appreciate the lower portion of this form and fax/email it to our office. Any information you can provide is greatly appreciated.

Is this job: Current \_\_\_\_\_ Former \_\_\_\_\_ Date Hired \_\_\_\_\_

Part time \_\_\_\_\_ Full Time \_\_\_\_\_ Monthly Salary \_\_\_\_\_

Is a change in employment status anticipated? \_\_\_\_\_

Any additional comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Supervisor Title: \_\_\_\_\_ Name: \_\_\_\_\_

Phone \_\_\_\_\_

Signature: \_\_\_\_\_ Date \_\_\_\_\_





## Credit Score Acknowledgement

I (WE), prospective tenant, understand my credit score may be reviewed by the Property Owner.

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

