



american heritage properties

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APPLICATION TO RENT

PLEASE PRINT CLEARLY, COMPLETE ALL INFORMATION, AND READ BOTH SIDES

Application to rent property at: Date property viewed:

Occupancy date required: Length of lease requested:

Legal name of applicant:

Names and dates of birth of all occupants:

AN APPLICATION TO RENT IS REQUIRED FOR ANY OCCUPANT 18 YEARS OF AGE OR OVER

Pets Type: Breed: Age: Weight: Name:

Type: Breed: Age: Weight: Name:

Has any pet ever bit or injured anyone? Yes No Is this a support/service animal? Yes No

Has applicant been a party to an unlawful detainer/eviction, or filed bankruptcy within the last seven years? Yes No

Present address: City/State: Zip:

Present mailing address, if different:

How Long? Rent amount \$ Reason for leaving:

Name of Owner or property manager: Phone #: ( )

Previous address: City/State: Zip:

How Long? Rent amount \$ Reason for leaving:

Name of Owner or property manager: Phone #: ( )

Social Security number: Date of Birth:

Present employer/Source of income: How long?

Supervisor: Supervisor phone: ( )

Address:

Title or Rank: Salary per month:

\*ATTACH COPY OF PAYCHECK STUB

THIS PROPERTY IS INTENDED TO BE LEASED IN AS-IS CONDITION. IF THERE ARE ANY IMPROVEMENTS REPAIRS, OR ADDITIONAL CLEANING NECESSARY PRIOR TO MOVE-IN, PLEASE ITEMIZE ON BACK.

Applicant represents the above information to be true, correct and complete and hereby authorize agent to verify the above information including, but not limited to, obtaining a credit report.

APPLICANT SIGNATURE

Cell phone: ( ) Email address:

There is a \$40 NON-REFUNDABLE Application processing fee. Please make check or money order payable to American Heritage Properties, Inc. or for your convenience, charge \$40 to:

Cardholder Name: Master Card Visa

Credit Card Number: CVV: Expiration Date:

Billing Address: Billing Zip Code:

Signature: Date:

## Welcome to American Heritage Properties!

We thank you for your interest in leasing a home through our company. The following items have been listed to make this process as easy as possible:

**Application Fee:** There is a \$40 fee per applicant that must be paid prior to processing. A separate application is required for all occupants over 18 years old. All applications with fee must be presented prior to processing. Payment can be made in the form of cashiers check, check, or Visa/MasterCard.

The application fee is non-refundable regardless of whether or not you rent the property.

Separate applications are required to conform to anti-discrimination practices. Co-applicants may use the term “refer to first application” for identical information such as current and previous addresses.

No application approval is based on Race, Color, Religion, Sex, Disability, Familial Status, National Origin, or any other protected class under the rules of fair housing. If you believe any representative or homeowner has violated the Fair Housing Act please immediately notify Bill Ausen, Broker, (858) 695-9400 x 178.

Ages of additional occupants are necessary for determining if they must complete an application and for proper lease preparation.

It is possible when you submit your application that other applications are pending for the same property. The approval process is completed as quickly as possible.

If you submit your application and subsequently do not rent the property, for whatever reason, there is no additional fee to apply to another property we manage as long as this change is made within 90 days of when your application is originally processed.

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**Approval:** Typically applications are approved based on four areas:

1. Terms: move-in date, lease term, presence of pets, move-in requests
2. Credit history: as established with major credit bureau
3. Income: verifiable & stable
4. Residence: current & previous landlord, and/or home ownership, length of prior occupancies

All applications are reviewed with the homeowner who makes the decision. Applications are approved by qualifications as opposed to a “first come” basis. Typical processing time is two business days but is often extended when applications are incomplete or when awaiting references. If your application is not approved you may request details by submitting a written request to our office.

If there is information regarding an unlawful detainer, bankruptcy, derogatory credit, income supplements or anything else you think might be helpful in qualifying please note below.

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**Condition:** All homes are intended to be leased in “as is” condition. If there are any improvements, repairs, or additional cleaning that you believe to be necessary or expect prior to moving in please itemize below.

**Your Comments:** \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_