



Beaumont Property Management

61 Logan Lane
Monterey, California 93940
831-643-2328

Revised 7 March 2017
BRE #00876496

BPM APPLICATION INFORMATION AND INSTRUCTIONS

NOTE: Each applicant over 17 years of age, who will reside in the rental property, must complete and sign a rental application and pay an **application fee of \$30.00 (cash or cashier's check only).**

QUALIFICATION CRITERIA:

1. Submit an application. Fill in as much information as you are comfortable completing. Incorrect or misinformation may disqualify you as a prospective renter. BPM may not be able to offer the property to you if the information you have provided cannot be processed or the application fee is not received.
2. Have Credit Report data that reflects a willingness to pay financial obligations in a timely fashion.
3. Hear favorable responses from references.
4. Be able to verify income (from all sources) of about 3 times the monthly rent. This criteria is also expressed by a Rent-to-Income ratio of 33% - 38%. Tax returns, pay stubs, 3rd party verification, etc may be requested.
5. Be able to pay 1 month's rent when the contract is executed.
6. Be able to pay a Security Deposit of not more than state law allows before occupancy.
7. Be able to provide proof of renter's insurance by providing a copy of the declarations page of your renter's insurance policy, from a licensed insurer, prior to occupancy.

I wish to submit an application to rent the property located at: _____

My application fee of \$30.00 (cash or cashier's check only) is enclosed. I understand that the application fee is non-refundable once BPM starts to process my application and pays BPM for the time to process plus the costs for credit reports, telephone calls, paper and supplies. This page serves as my receipt.

Beaumont Property Management does not select residents on a "first-come, first-served" basis. Applicants will be offered the opportunity to rent available units based on a best-qualified basis and on the landlords' needs. This property is managed by a licensed real estate broker representing the interests of the brokerage and/or those of the owner of the property. Beaumont Property Management will assist all applicants without regard to race, color, creed, sex, religion, national origin, familial status, handicap, ancestry, physical or mental disability, medical condition, marital status, citizenship status, military service status, sexual orientation, source of income or age.

I have read and understand the above.

Name (Please Print) _____

Signature (Legal) _____

Date _____

Please Print or Type

Applicant's name		Social Security #
Home phone#	Cell phone #	Work phone#
Driver's Lic#	E-mail address	

Please list all others who will reside in the home with you

List your current and 2 previous addresses providing voice numbers for our verification of rental history:

Current address	City	State	Zip
Type of property (apartment, duplex, house, 4-plex, townhouse, mobile home, etc.)			
How long at present address?	Occupancy date	Why moving?	
Landlord's name	Voice #		
Current monthly rent or mortgage payment?	If you own, name of mortgage co.		

Former address	City	State	Zip
Type of property (apartment, duplex, house, 4-plex, townhouse, mobile home, etc.)			
How long at former address?	Occupancy dates	Why moved	
Former landlord's name	Voice #		

Former address	City	State	Zip
Type of property (apartment, duplex, house, 4-plex, townhouse, mobile home, etc.)			
How long at former address?	Occupancy dates	Why moved	
Former landlord's name	Voice #		

List your Employment History

Current Employer**	Dates	Voice #	
Address	City	State	Zip
Position/Job Description	Monthly gross pay \$		
Mo take-home \$	Supervisor's name & position	Voice #	

Former Employer	Dates	Voice #	
Address	City	State	Zip
Position/Job Description	Monthly gross pay \$		
Mo take-home \$	Supervisor's name & position	Voice #	

Former Employer	Dates	Voice #	
Address	City	State	Zip
Position/Job Description	Monthly gross pay \$		
Mo take-home \$	Supervisor's name & position	Voice #	

**If self-employed, you may be asked to substantiate your income with tax returns or other documentation.

List nearest Relatives for Emergency Contact and/or Reference

<u>Name</u>	<u>Address</u>	<u>Voice #</u>	<u>Relationship</u>
1.			
2.			

List All Vehicles that will be parked at the Premises

<u>Vehicle</u>	<u>Make/Model/Year</u>	<u>License No./State</u>
1.		
2.		
3.		

List All Pets/Animals that you Desire to Have Live on the Premises

Pet/Animal's name Indoor/Outdoor	Type/Breed/Weight/Age	Sex/Neutered (M) or Spayed (F)
1.		
2.		

List your Professional References, if any: for example: Attorney, CPA, Doctor

Name	Address	City/State/Zip	Voice #
1.			
2.			

List Two Personal References (Not related to applicants)

Name	Address	City/State/Zip	Voice #
1.			
2.			

Personal Skills: () Plumbing () Carpentry () Painting () Electrical () Mechanical Other _____

Tools you own: () Tool box () Mower () Yard tools () Hoses/Sprinklers Other _____

Please answer the following questions:

	YES	NO
1. Have you ever been evicted from any tenancy?		
2. Have you ever willfully and intentionally refused to pay rent when due?		
3. Do you know of anything which may interrupt your income or ability to pay rent?		
4. Rent is due by 1700 on the first business day of each month. Are you able to fulfill this requirement?		
5. Have you ever filed a petition of bankruptcy? If yes, <u> Date: </u>		
6. Have you or anyone in your household ever been convicted of a felony? If yes, attach explanation.		
7. If divorced: are you obligated to pay child support or alimony? <u> </u> If yes, how much? \$ <u> </u>		
8. Do you plan on conducting any commercial business out of the residence? If yes, attach explanation.		

How did you find us (Beaumont Property Management) and/or this vacancy (sign/newspaper/web/other)?

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Any other information you think will help us process your application (attach additional information as desired):

Applicant agrees that if for any reason he/she becomes delinquent in rents or other charges, Landlord/Agent is hereby authorized to charge applicant's Master Charge or Visa account for those delinquent charges. ...Applicant hereby certifies that the information given in this application is true and correct. Applicant understands that any false answers or statements made will be sufficient grounds for disqualification, termination of contract and/or commencement of eviction proceedings.

VISA OR MASTERCARD ACCOUNT# _____ EXPIRATION DATE _____

Applicant hereby authorizes Beaumont Property Management to obtain a credit report. A portion of the application fee of **\$30.00 (cash, money order or cashier's check only)** will be used to obtain applicants credit report.

Applicant authorizes present and past Landlords and Employers, Banks, Credit References, Personal References, and any other person to release information regarding applicant's credit, rental and employment histories. A copy of this authorization may be accepted as an original.

Date	Applicant's signature	Date of Birth (optional)
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Send Application and fee to: 61 Logan Lane, Monterey, CA 93940 (Application will not be processed until fee is received)