



ESTES REAL ESTATE, INC.
31900 MISSION TRAIL, SUITE #220
LAKE ELSINORE, CA 92530
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INFO@ESTESREALESTATE.COM

INSTRUCTIONS

*All rental agreements are based on a 1 year lease. You must bring in the following information with your completed application.

- Credit Check: Credit check is required for each applicant. Cost is \$35 per adult 18 years of age and older. Accepted forms of payment are: VISA, MASTERCARD, MONEY ORDER, or CASHIER'S CHECK. **NO CASH.**
- Driver's License and Social Security Card.
- Income Verification: 3 month's payroll check stubs and bank deposit statements for each applicant. Self-employed individuals need to provide recent tax returns and 3 month's bank deposit statements.
- Maximum Occupancy Requirements: 2 people per bedroom + 1 additional person.
- Co-signer: Those without rental history or credit history may be asked to obtain a Co-signer and/ or an increased security deposit. Co-signers must be property owners in the state of California.
- Application Process: It normally will take 3 to 5 business days to process an application.
- Incomplete Application: Prospective tenant application will not be processed if the application contains false information, misrepresentation, or is not fully completed.
- All Applicants must present themselves with identification to the office staff prior to renting
- Rental Agreements: When the rental agreement is signed, ALL applicants must be present to sign.
- Utilities: Tenant/s will be responsible for turning on the utilities and service unless otherwise noted.
- Pet Deposit: All pets are subject to approval and may require an additional deposit. Breed restrictions apply.
- Deposits: Security deposits/Pet deposits and 1st month's rent is to be paid in Money Order or Cashier's Check only. **NO PERSONAL CHECKS OR CASH WILL BE ACCEPTED.**
- Please call for appointments to see the interior of the rental you are interested in.



Prospective Tenant/s:

Before submitting your application to rent a home through Estes Real Estate, Inc., It is important that you review the following office procedures and policies as well as certain provisions contained within the "Residential Lease or Month-to- Month Rental Agreement" which you will sign when renting a home through this office. Be sure that any questions you might have are answered before submitting our application and/or deposits.

1. If any rent checks are returned for non-sufficient funds (NSF), future rent payments for the remainder of the calendar year will be in the form of a cashier's check or money order.
2. It is important that you understand the section of your rental agreement or lease that prohibits the keeping of aggressive dogs on the premises. These aggressive dogs consist of any full blood or mixed-breeds of: Rottweilers, Chows, German Shepherds, English Staffordshire Terrier, Akitas, Pit Bulls, Doberman Pinschers, and American Bulldogs. Additionally, no animal shall be posted or chained in such a manner to be a threat or hazard to utility company employees, maintenance workers, postal workers, or other delivery personnel.
3. The terms or your lease or rental contract are legal documents and the termination date will be adhered to. Contracted late charges will be charged in all cases for any cases. There will be no exceptions to this policy.
4. At least twice yearly, Estes Real Estate, Inc. may conduct an inspection of the premises. The tenant understands procedures for such notification are contained in the lease, which they will be signing.
5. The tenant understands that the unit will be delivered to them free of mice, ants, cockroaches, spiders, and other vermin. It is the tenants' responsibility to keep the rental unit clean and free of infestation of these types of pests. If the tenant finds the rental unit contains any of these infestations within the first thirty days, they are to report such pests to Estes Real Estate, Inc. immediately in writing.
6. The tenant understands that clogged drains, toilets, or other minor repairs, which are the fault of the tenant and happen during occupancy shall be the responsibility of the tenant and shall be repaired at the tenant's expense. This shall include but not limited to, broken windows, torn screens, and other minor damages that have occurred during tenant's occupancy.
7. Tenant understands that payments are to be made at the office of Estes Real Estate, Inc. and will not be picked up at the tenant's home.
8. A tenant shall not authorize any maintenance or incur any financial obligation concerning the premises without prior approval of Estes Real Estate, Inc. No rent credit may be taken for any work performed.
9. Habitual late payments may cause the tenancy to be terminated at the conclusion of the agreed upon rental or period.
10. Personal tenant's belongings are not insured in out rental homes and/or apartments. If you wish to have your furniture and/ or personal items insured against theft or damage, you must purchase your own insurance at your own expense. It is required to purchase a renter's insurance policy and a copy must be provided to this office when a pet is approved for a property.
11. If no mail key is available, it is the tenant's responsibility to obtain a key from the United States Postal Service and pay any necessary fees.
12. Estes Real Estate, Inc. makes no representation regarding crime in any neighborhood our rental units are in. You are encouraged to talk with local police, local authorities, and neighbors and do your own investigation and inspection.

DATE

TENANT PRINT

TENANT SIGNATURE



APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 12/15)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) [] tenant, [] tenant with co-tenant(s) or [] guarantor/co-signor. Total number of applicants _____

2. PREMISES INFORMATION

Application to rent property at _____ ("Premises") Rent: \$ _____ per _____ Proposed move-in date _____

3. PERSONAL INFORMATION

- A. FULL NAME OF APPLICANT _____
B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)
C. 1. Driver's License No. _____ State _____ Expires _____
2. See section II for Social Security Number
D. Phone Number: Home _____ Work _____ Other _____
E. Email _____
F. Name(s) of all other proposed occupant(s) and relationship to applicant _____
G. Pet(s) (number and type) _____
H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____
I. In case of emergency, person to notify _____
Relationship _____
Address _____ Phone _____
J. Does applicant or any proposed occupant plan to use liquid-filled furniture? [] No [] Yes Type _____
K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? [] No [] Yes
If yes, explain _____
L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? [] No [] Yes
If yes, explain _____
M. Has applicant or any proposed occupant ever been asked to move out of a residence? [] No [] Yes
If yes, explain _____

4. RESIDENCE HISTORY

Current address _____
City/State/Zip _____
From _____ to _____
Name of Landlord/Manager _____
Landlord/Manager's phone _____
Do you own this property? [] No [] Yes
Reason for leaving current address _____

Previous address _____
City/State/Zip _____
From _____ to _____
Name of Landlord/Manager _____
Landlord/Manager's phone _____
Did you own this property? [] No [] Yes
Reason for leaving this address _____

5. EMPLOYMENT AND INCOME HISTORY

Current employer _____
Current employer address _____
From _____ To _____
Supervisor _____
Supervisor phone _____
Employment gross income \$ _____ per _____
Other income info _____

Previous employer _____
Prev. employer address _____
From _____ To _____
Supervisor _____
Supervisor phone _____
Employment gross income \$ _____ per _____
Other income info _____



Property Address: _____ Date: _____

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____
 Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____

8. NEAREST RELATIVE(S)

Name _____ Address _____
 Phone _____ Relationship _____
 Name _____ Address _____
 Phone _____ Relationship _____

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain a credit report on applicant and other reports, warnings and verifications on and about applicant, which may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: **Estes Real Estate, INC.**
 Address 31900 Mission Trl #220 City Lake Elsinore State CA Zip 92530-4534

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

Applicant Social Security Number: _____ Applicant has paid a nonrefundable screening fee of **\$35.00**, applied as follows: (The screening fee may not exceed ~~\$45.00~~ adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$44.50 as of 2012.)

\$ 24.95 for credit reports prepared by Corelogic;
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ 10.05 for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____

The undersigned has received the screening fee indicated above.

Landlord or Manager or Agent Signature _____ CalBRE Lic. # 01269543
Estes Real Estate, INC. Date _____

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REAL ESTATE BUSINESS SERVICES, INC.
 a subsidiary of the California Association of REALTORS®
 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____

LRA REVISED 12/15 (PAGE 2 OF 2)

APPLICATION TO RENT/SCREENING FEE (LRA PAGE 2 OF 2)

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