



# COUNTRYSIDE PROPERTY MANAGEMENT

101 College Ave, Ste. 3, Modesto, CA 95350 | Office: 209.566.1800 | 4728 N Cedar Ave, Ste. 102, Fresno, CA 93726 | Office: 559.340.4630  
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## YOU ARE APPLYING TO:

Rental Property Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Desired Move In Date: \_\_\_\_\_

Applicant's Full Name: \_\_\_\_\_ Email Address: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

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

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Resided From: \_\_\_\_\_ to \_\_\_\_\_

Manager/Owner Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

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

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Resided From: \_\_\_\_\_ to \_\_\_\_\_

Manager/Owner Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

## PERSONAL INFORMATION

Date of Birth: \_\_\_\_\_ Social Security #: \_\_\_\_\_ DL #: \_\_\_\_\_ License State: \_\_\_\_\_

## FINANCIAL INFORMATION

### Employment Details

Employer Name: \_\_\_\_\_

Employer Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Employer Phone \_\_\_\_\_ Supervisor Name: \_\_\_\_\_ Title: \_\_\_\_\_

Position Held: \_\_\_\_\_ Monthly Salary: \_\_\_\_\_ Years Worked: \_\_\_\_\_

### Additional Sources of Income

Source: \_\_\_\_\_ Amount: \_\_\_\_\_

Source: \_\_\_\_\_ Amount: \_\_\_\_\_

APPLICANT'S LAST NAME: \_\_\_\_\_ APPLICANT'S FIRST NAME: \_\_\_\_\_



**OTHER INFORMATION**

Have you ever been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform) any obligation of a rental agreement or lease? **YES / NO** If Yes, Describe: \_\_\_\_\_

\_\_\_\_\_

Have you ever been convicted of a crime? **YES / NO** If Yes, Describe: \_\_\_\_\_

\_\_\_\_\_

Have you ever filed suit against a landlord? **YES / NO** If Yes, Describe: \_\_\_\_\_

\_\_\_\_\_

Do you have a waterbed, an aquarium or any other water filled furniture? **YES / NO** If Yes, Describe: \_\_\_\_\_

\_\_\_\_\_

Are you a smoker? **YES / NO** If Yes, Describe: \_\_\_\_\_

\_\_\_\_\_

**Emergency Contact**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

**Dependents**

Full Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Full Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Full Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Full Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Full Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

**Pets**

Pet Name: \_\_\_\_\_ Type/Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_

Pet Name: \_\_\_\_\_ Type/Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_

**Vehicles**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_ License #: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_ License #: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_ License #: \_\_\_\_\_

**APPLICANT'S LAST NAME:** \_\_\_\_\_ **APPLICANT'S FIRST NAME:** \_\_\_\_\_



In order to continue with this application, you will need to review the application agreement carefully and acknowledge that you accept its terms. If you do not agree with any of the foregoing, do not submit an application.



**Renter's Insurance MAY BE required depending on the property you are applying.** Renter's Insurance policies are designed to cover YOU in the event of loss to your personal property and protect you in the event you are responsible for injury or property damage to others in your rented apartment, home or condominium. Evidence of Renters Insurance must be provided prior to execution of a lease or rental agreement. The average cost of renter's insurance begins at about \$20 a month for around \$40,000 worth of property coverage and \$300,000 worth of liability coverage. **RATES AND COVERAGES MAY VARY.**

**A complete and separate application is required from anyone 18 years and older** who will reside at the property. **All blanks on the application must be filled in.** Where a question does not apply, please write "none" or "n/a", as applicable. Missing or incomplete information may delay or prevent verification. Should Countryside Property Management be unable to verify any of the information on the application or if any of the statements are found to be false, the application will be denied. If an application is denied, you may begin the application process only after a period of **six months** has passed.

A credit and eviction report will be obtained for each applicant. We do not accept credit reports from outside sources. Cosigners will not be accepted. **Bankruptcies filed within the last year may disqualify an application. Any past eviction in the past may disqualify an application.** Rental references are considered unverifiable if, after three business days, your landlord has not returned Countryside Property Management's phone calls or faxes.

**All income must be lawful and verifiable. Acceptable forms of verification** include one of the following:

1. **Employees:** Request for Income Verification form completed by employer, or original pay stubs (Two most current months)
2. **Self-employed:** IRS 1040 (first two pages of the last two year's tax returns) and Schedule C (profit and loss statement of the last two year's tax returns).
3. **Child Support:** File stamped court order and history of payment received for a minimum 6-month period.
4. **Award letters and other court documentation.**

**Applications will not be pre-screened.** Once an application has been completed, you will be notified of the result via telephone, email or mail. **An approved application does NOT guarantee you any unit.** An approved application will only determine your eligibility to rent a unit you have qualified for. If your application is approved and your move-in date is not immediate, **a holding consideration fee up to 50% of the first month's rent may be taken to hold the property for up to 10 days.** A consideration fee must be in the form of a cashier's check or money order only. This will hold the property for ten days from date of availability. Should you decide to not rent the unit, the consideration fee is **non-refundable.** You will be required to pay the first month's rent, security deposit and any other applicable deposits prior to execution of a lease.

**The following are the minimum requirements that an applicant or group of applicants must fulfill to qualify to rent a property managed by Countryside Property Management. Each unpaid collection will count as one negative rating in the percentage calculation below. All co-applicants admitted to assist with the necessary requirements must reside in California.**

MONTHLY RENT	\$599 PER MONTH OR LESS	\$600 - \$1099 PER MONTH	\$1100 PER MONTH OR GREATER
<b>CREDIT</b>	At least 1 line of credit established for at least 6 months, with a minimum of 50% positive credit overall, OR a minimum average 550 FICO Credit score	At least 1 line of credit established for at least 12 months, with a minimum of 55% positive credit overall, OR a minimum average 575 FICO Credit score	At least 2 lines of credit established for at least 12 months, with a minimum of 60% positive credit overall, OR a minimum average 600 FICO Credit score
<b>INCOME</b>	3 times one month's rent.	3 times one month's rent.	3 times one month's rent.
<b>RENTAL OR HOMEOWNERSHIP HISTORY</b>	A combined six months of favorable and verifiable rental references or home ownership must be provided, excluding renting from family and friends.	A combined one year of favorable and verifiable rental references or home ownership must be provided, excluding renting from family and friends	A combined two years of favorable and verifiable rental references or home ownership must be provided, excluding renting from family and friends.

Countryside Property Management requires \$30.00 as a *processing fee* to check income, rental or home ownership history, credit history and eviction history. The fee is non-refundable if the application is processed and must be in the form of **cash, money order or ACH payment only.** All applications must be submitted to Countryside Property Management at 101 College Ave, Ste. 3, Modesto, CA 95350 OR 4728 N. Cedar Ave, Ste. 102, Fresno, CA 93726. **Your processing fee pays for the following costs incurred by Countryside Property Management.**

Credit & Eviction Report	\$10.00
Rental/Income Verification	\$10.00
Staff Time	\$10.00
<b>Minimum cost to Countryside Property Management to process application</b>	<b>\$30.00</b>



I irrevocably authorize Countryside Property Management to keep a copy of the application and all documents submitted. Your signature is your agreement to the above.

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

APPLICANT'S LAST NAME: \_\_\_\_\_ APPLICANT'S FIRST NAME: \_\_\_\_\_



**DISCLOSURE & AUTHORIZATION**

The undersigned declares that the information on this rental application is true and correct, and understands that false statements may result in rejection of this and any future applications for housing, which we manage. The undersigned does further understand that all persons or firms named may freely give any requested information concerning me and I hereby waive all right to action for any consequences resulting from such information. By my signature below, I authorize the investigation and release of the information on all statements contained herein, including but not limited to a credit check, to Countryside Property Management and/or its principal and/or the owner of any property which I am applying to occupy.

I further understand and agree that Countryside Property Management will rely upon this Rental Application as an inducement for entering into a rental agreement or lease and I warrant that the facts contained in this Application are true. If any facts prove to be untrue, Countryside Property Management may terminate my tenancy immediately and collect from me any damages incurred including reasonable attorneys fees resulting there from. You are also herein notified that a negative credit report reflecting your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental obligations or if you default in those obligations in any way.

Countryside Property Management welcomes all applicants and supports fair housing. We do not refuse to lease or rent any housing accommodations or property nor in any other way discriminate against a person because of sex, marital status, race, creed, religion, age, familial status, physical, or mental handicap, color or national origin.

Notice of the contractual relationship between the Property Owner and Countryside Property Management: Countryside Property Management is an exclusive agent of the Property Owner and represents the Property Owner's interest in any and all rental transactions.

**DATABASE DISCLOSURE: NOTICE:** The California Department of Justice, sheriff's departments, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and a source of information about the presence of these individuals in any neighborhood. The department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service.

I hereby have read thoroughly and have agreed to the above, RENTAL POLICIES & PROCEDURES, DISCLOSURE & AUTHORIZATION and DATA BASE DISCLOSURE NOTICE on pages one and two.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_

If the dwelling for which you are applying for was constructed prior to 1978, you shall be receiving information regarding potential lead hazards and you will have 48 hours, excluding weekends and holidays, to have the dwelling professionally inspected by a certified inspector for the presence of lead. Inspection and testing shall be at the expense of the applicant. The applicant will be held financially liable for costs to repair any damage caused as a result of the inspection. \_\_\_\_\_ **INITIAL**

**LANDLORD REFERENCE**

	Office Use Only
Address: _____	
Landlord Name: _____ Fax: _____ Phone: _____	
Move-in/Move-Out Date: _____ Monthly Payments: _____ 30-Day Notice Given? <b>Y/N</b>	
# of NSF's: _____ #of Late Payments _____ Any 3-day/Eviction Proceedings? <b>Y/N</b> _____	
Any Pets? <b>Y/N</b> _____	
Condition of Unit: _____	
History of Payments: _____	
Would you Rent to Them Again? <b>Y/N</b> Why Not?: _____	
Completed By: _____ Signature: _____ Date: _____	

**Please complete and fax back to 209-538-7904**

**APPLICANT'S LAST NAME:** \_\_\_\_\_ **APPLICANT'S FIRST NAME:** \_\_\_\_\_