



326 Chester Avenue ~ Bakersfield, CA 93301 ~ 661-325-5851
MUST COMPLETE ALL BLANKS - OR PUT N/A IF NOT APPLICABLE

DATE: _____

Address of Rental: _____ Apt. #: _____

Name of Applicant: _____

Social Security #: _____ Date of Birth: _____

ID or CA License # _____ Vehicle Plate # _____

Phone #: _____ Message #: _____

E-Mail Address: _____

Names and Ages of ALL Other occupants: _____

Number of Pet(s) and Breed(s): _____

Present Address: _____ Rent: _____

City: _____ State: _____ Zip: _____

Move In: _____ Move Out: _____ Reason for Moving: _____

Name and Address of Owner or Agent: _____

_____ Phone #: _____

Previous Address: _____ Rent: _____

City: _____ State: _____ Zip: _____

Move In: _____ Move Out: _____ Reason for Moving: _____

Name and Address of Owner or Agent: _____

_____ Phone #: _____

Other Previous Addresses in the last 5 years: _____

City: _____ State: _____ Zip: _____

Move In: _____ Move Out: _____ Reason for Leaving: _____

Name/Address of Owner or Agent: _____

_____ Phone #: _____

OFFICE USE ONLY: Date: _____ Appt: _____ Sent to B&T: _____

PRESENT Employer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Supervisor's Name: _____

Start Date: _____ Position: _____

Salary per hour/year (circle one): _____ Hours worked each week: _____

Previous Employer: _____

Address: _____

Phone #: _____ Supervisor's Name: _____

Start Date: _____ End Date: _____

Position: _____ Salary: _____ Per (hour/year): _____

ALL OTHER SOURCES OF INCOME (i.e. SSI / AFDC and/or Child Support):

Amount: \$ _____

Please supply all types of income to support your rental capabilities; it can help your case.

REFERENCES

Name: _____ Phone #: _____

Name: _____ Phone #: _____

Name: _____ Phone #: _____

General Information:

Do you smoke? Yes _____ No _____

Have you ever been late or delinquent on rent? Yes _____ No _____

Have you ever been evicted? Yes _____ No _____

Have you ever filed bankruptcy? Yes _____ No _____

Have you ever been convicted of a felony? Yes _____ No _____

If *yes* to any of the above, please explain why below:

In Case of an Emergency:

Name of Closest Relative: _____ Phone #: _____

Address: _____

City: _____ State: _____ Zip: _____

How Did You Hear of This Rental? _____



AUTHORIZATION TO VERIFY APPLICATION INFORMATION

I AUTHORIZE THE LANDLORD OR THE AUTHORIZED AGENT TO VERIFY THE ABOVE INFORMATION. I ALSO AUTHORIZE THE LANDLORD OR THE AUTHORIZED AGENT TO ORDER A CREDIT REPORT AND TO CHECK WITH THE COURT FOR ANY EVICTIONS OR CRIMINAL RECORD THAT I MAY HAVE. IF MY APPLICATION IS ACCEPTED, I AGREE TO EXECUTE THE RESIDENTIAL LEASE OR RENTAL AGREEMENT.

Date: _____ Applicant Signature: _____



TENANT CRITERIA

BOYDSTUN REALTY COMPANY INC. IS WORKING WITH NEIGHBORS, OTHER LANDLORDS, AND LOCAL LAW ENFORCEMENT TO MAINTAIN THE QUALITY OF YOUR NEIGHBORHOOD. WE WANT TO MAKE SURE THAT PEOPLE DO NOT USE RENTAL UNITS FOR ILLEGAL ACTIVITY. THE SAFETY AND HAPPINESS OF ALL OUR TENANTS IS IMPORTANT TO US. TO THAT END, WE HAVE A THOROUGH SCREENING PROCESS.

IF YOU MEET THE APPLICATION CRITERIA AND ARE ACCEPTED, YOU WILL HAVE THE PEACE OF MIND KNOWING THAT OTHER TENANTS RENTING FROM BOYDSTUN REALTY CO., INC. ARE BEING SCREENED WITH EQUAL CARE, AND AS A RESULT, THERE MAY BE A REDUCED RISK OF ILLEGAL ACTIVITY OCCURRING IN THE AREA.

PLEASE REVIEW OUR LIST OF CRITERIA. IF YOU FEEL YOU MEET THE CRITERIA, PLEASE APPLY. PLEASE NOTE THAT WE PROVIDE EQUAL HOUSING OPPORTUNITY; WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, SEX, HANDICAP, NATIONAL ORIGIN OR FAMILIAL STATUS.

THERE WILL BE A SCREENING FEE OF \$35.00 FOR ONE TENANT APPLICANT. EVERY ADDITIONAL ADULT 18 YEARS OR OLDER WILL BE CHARGED A FEE OF \$25.00. THE SCREENING FEE MUST BE PAID IN FULL, AND IN **CASH**, BEFORE YOUR APPLICATION WILL BE PROCESSED.

SCREENING CRITERIA

A COMPLETE APPLICATION:

One application is needed for every person 18 or older; if any lines are left incomplete, we will return the application back to you to complete.

TWO PIECES OF I.D. MUST BE SHOWN PER PERSON:

A photo I.D. (Drivers license, or I.D. is required).

Second I.D. (May be a Social Security card, credit card, school I.D., or a passport).

RENTAL HISTORY VERIFICATION FROM UNBIASED SOURCE:

Your rental history must include a minimum of two previous landlords, whom are not related by blood or marriage. Failure to meet these requirements will result in a mandatory qualified co-signer added to your rental agreement. Qualified co-signer must meet the screening criteria, or an additional security deposit equal to the rental amount will be due on or before move-in.

*It is your responsibility to provide us with complete information to contact your prior landlords. We reserve the right to deny your application if we are unable to verify your rental history.

SUFFICIENT INCOME/RESOURCES:

If a combination of your monthly personal debt, utility costs and rent payments exceed 80% of your total monthly income, we may require a qualified co-signer and an additional deposit of the amount of rent. Your application may be denied if your debt exceeds 90% of your monthly income.

*We require two months of pay stubs from all current or most current employers.

*A copy of most recent utility bills.

*Employer contact:

If self employed:

*We require a business license, tax records, bank records, or a list of client references.

SECTION 8 INFORMATION ACCESS:

Section 8 applicants must include the amount of assistance in your monthly income.

Section 8 applicants must sign a consent form allowing the local Public Housing Authority to verify information from your file regarding your rental history.

FALSE INFORMATION IS GROUNDS FOR DENIAL:

You will be denied rental if you misrepresent any information in the application (income, debt, criminal record, evictions, number of applicants for rental, etc...). If misrepresentation is found after rental agreement is signed, your rental agreement will be terminated.

THERE IS CONDITIONAL REFUND ON THE APPLICATION FEE

PROCESSING:

Once the screening criteria check takes place, the fee for such application is non refundable.

If the tenant removes their application before the screening check begins, the fee will be refunded.

SECURITY DEPOSITS:

Any security deposit received by John E. Boydston or Boydston Realty Co., Inc. before the tenant move in date is non refundable, except of Boydston Realty Co., Inc. declined to rent to tenant. In such a case, the said deposit will be refunded, LESS ANY COSTS INCURRED.

Once the rental agreement has been signed by the tenant and Boydston Realty Co., Inc., the deposit is non refundable except as stipulated in the rental agreement.

NOTE: Any damages, past due rent, or other miscellaneous charges, may be deducted from the security deposit. Please read your rental agreement carefully!

WE WILL ACCEPT THE FIRST QUALIFIED APPLICANT:

This is a fair policy to all tenants. Once the screening criteria is approved, the address in question will be offered to such applicant; resulting in no more applicants for that address in question, until the agreement with the tenant and Boydston Realty Co., Inc. had been terminated.

ANY STATEMENT FOUND TO BE ILLEGAL WILL BE DISMISSED; HOWEVER, THE REMAINDER OF THE DOCUMENT WILL STAY IN AFFECT.

I HEAR BY STATE THAT I HAVE READ AND UNDERSTAND THE TENANT CRITERIA FOR RENTING AT BOYDSTUN REALTY CO., INC.

Date: _____ Applicant Signature: _____