

**LODI PROPERTY MANAGEMENT**  
**101 W. LOCUST ST, SUITE 2**  
**LODI, CA 95240**  
**(209) 368-5554**

For Office Use Only

Recv'd by	Pd. Appl. Fee
Approved	Rejected
Rental Rate	Move-in Date

Property Address you wish to rent:

Last Name/Jr/Sr		First Name		Middle		DOB	Spouse
Social Security No./ITIN	Photo ID/Type		State	Exp. Date	Home Phone	Mobile Phone	
Current Address		City/State/Zip			From/To	Rent	
Current Landlord's Name			Address/City/State/Zip				
Phone No.	Reason for Leaving				30-day Notice Given		
Prior Address		City/State/Zip			From/To	Rent	
Prior Landlord's Name			Address/City/State/Zip				
Phone No.	Reason for Leaving				30-day Notice Given		
Current Employer			Address/City/State/Zip				
Position	Phone	From/To		Salary-Gross	Other Income	Amount	
Prior Employer (If There Less Than Three Years)			Address/City/State/Zip				
Position	Phone	From/To		Salary-Gross	Other Income	Amount	
Auto-Make		Model	Year	Color	License Plate	State	
Auto-Make		Model	Year	Color	License Plate	State	
Nearest Relative		Relationship	Address/City/State/Zip			Phone	
Personal Reference			Address/City/State/Zip			Phone	
Personal Reference			Address/City/State/Zip			Phone	
Name of Other Occupants				Relationship		Age	
Name of Other Occupants				Relationship		Age	
Name of Other Occupants				Relationship		Age	
Name of Other Occupants				Relationship		Age	
Pets-Name		Type	Description (Age/Color/Weight/Etc.)				
Pets-Name		Type	Description (Age/Color/Weight/Etc.)				

I hereby certify that I am at least 18 years of age. Everything that I have stated in this Application is true and correct to the best of my knowledge. I understand that you will retain this Application whether or not it is approved. I authorize you to verify all information contained in this Application, including, but not limited to, my credit, landlord, and employment information. I further authorize you to answer questions regarding your resident history and credit experience with me.

Signed

Date

## Rental Requirements & Policy

1. We are an equal opportunity housing provider. We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.
2. There is a **Thirty Dollar (\$30.00) processing fee for each adult applicant**. It should be understood that this is a non-refundable fee regardless the outcome of your application. **To be paid in the form of money order, cashiers check or cash.**
3. We evaluate every application in the following manner. You must submit a rental application and answer all questions on the form. All adults living in the rental unit must be at least eighteen (18) years of age or an emancipated minor, must complete an application and meet qualification requirements. We will check your credit report, criminal history, and employment and rental references to confirm that they meet our rental criteria. This process takes two to three working days.
4. Submit copies of:
  - **Photo ID/Type**
  - **Social Security card/or ITIN**
  - **Current paycheck stubs.**
  - **Last years W-2.**
  - **If self employed, last years Income Tax returns (first two pages).**
5. Verification of other income:
  - **AFDC verification**
  - **SSI or SSA verification**
  - **Child Support court documents**
6. Your combined monthly income should be at least three times the monthly rent and must be verifiable. If you are unemployed, you must provide proof of a source of income.
7. You must have satisfactory rental references from at least two prior landlords or for at least the last two years. If you have ever been evicted or sued for any lease violation, we may reject your application.
8. Your credit record must currently be satisfactory. If your credit history shows any unpaid debts, we may reject your application.
9. Rent is paid in advance. A full months rent and all deposits must be paid prior to occupancy. The rent is pro-rated the following month for those persons who move in prior to the 1<sup>st</sup>.

By signing below I acknowledge that I have read and understand the above stated conditions.

Applicant \_\_\_\_\_

Date \_\_\_\_\_