

KAREN LACKS & CO



REAL ESTATE

Karen D. Lacks Ramstrum, Broker
CalBRE #00576880

5210 Carpinteria Ave, Carpinteria, Ca 93013

Office: (805) 684-7559 Fax: (805) 684-7580

NOTICE: YOU MUST
ATTEND A SHOWING
APPOINTMENT TO VIEW
THE INTERIOR BEFORE
YOUR APPLICATION
WILL BE ACCEPTED.

Application will be
REJECTED
if not COMPLETED IN FULL.

Dear Applicant:

It is very important that you complete all the information requested in order for us to process your application. It is particularly important to give your full name, including middle name, if any, Social Security #, birth date, email address, and Contact Phone number (cell #, if available). For references, provide the following: complete addresses (including zip codes) with phone numbers, and all account numbers with full explanations, where applicable. **YOUR APPLICATION WILL NOT BE PROCESSED IF IT IS INCOMPLETE!** Should there be more than one person applying 18 years or older, we require an application for each of them.

There is a fee for processing your application which will be collected **AFTER your application is processed.** We will contact you to give you instructions on how and when you can pay the \$25.00 per applicant processing fee. This fee is charged in accordance with Civil Code Section 1950.6. **No money will be accepted at the time you submit your application.**

If you are self-employed, you will need to provide us with your last year's Income Tax Returns and 6 months of bank statements so that we may verify your income. If you own your own home, we will need your last month's mortgage statement. We require a satisfactory credit score. We check references from current and previous landlords.

If your application is approved, you will be offered a lease agreement which must be signed within twenty-four hours of notification. A cashier's check for the Security Deposit is expected at the time you sign the lease. We will request a copy of a valid driver's license or a state-approved identification card for identification.

Thank you,

Karen Lacks & Co. Real Estate

APPLICATION TO RENT

All sections must be completed. Individual applications required from each occupant 18 years of age or older.

APPLYING FOR:

Apt. # _____ Located at (Street Address): _____

(City, State, Zip) _____

Rent Amount: _____ per _____ Expected Move-in Date: _____ How did you hear about rental? _____

Name (Last, First, Middle): _____

Phone: ☐ Cell ☐ Home (_____) _____ - _____ E-mail Address: _____

Date of Birth: _____ Social Security #: _____ - _____ - _____ Driver's Lic. #/State: _____

ALL ADDITIONAL OCCUPANTS WHO WILL RESIDE IN UNIT:

(1) Name: _____ Date of Birth: _____

(2) Name: _____ Date of Birth: _____

(3) Name: _____ Date of Birth: _____

(4) Name: _____ Date of Birth: _____

RENTAL HISTORY:

Current Address: (Street Address) _____ (City, State, Zip) _____

How Long? From (Month/Year): _____ to _____ Rent Paid: _____

Owner/Manager: _____ Phone: _____ Reason for leaving: _____

Previous Address (Street Address) _____ (City, State, Zip) _____

How Long? From (Month/Year): _____ to _____ Rent Paid: _____

Owner/Manager: _____ Phone: _____ Reason for leaving: _____

Previous Address: (Street Address) _____ (City, State, Zip) _____

How Long? From (Month/Year): _____ to _____ Rent Paid: _____

Owner/Manager: _____ Phone: _____ Reason for leaving: _____

EMPLOYMENT HISTORY:

Current Employer: _____ Address: _____

Phone: _____ Occupation: _____ Monthly Salary: \$ _____

Name of Supervisor: _____ Dates of Employment: From _____ to _____

Previous Employer: _____ Address: _____

Phone: _____ Occupation: _____ Monthly Salary: \$ _____

Name of Supervisor: _____ Dates of Employment: From _____ to _____

ADDITIONAL INFORMATION:

1. Have you ever had any credit problems? ☐ No ☐ Yes
2. Have you ever had an unlawful detainer filed against you? ☐ No ☐ Yes
3. Have you ever been evicted for non-payment of rent or for any other reason? ☐ No ☐ Yes
4. Have you every filed bankruptcy? ☐ No ☐ Yes
5. Have you ever been convicted of a felony? ☐ No ☐ Yes What/when: _____
6. Do you have any pets? ☐ No ☐ Yes If yes, how many? _____ Describe: _____
7. Will you be using any water-filled furniture in your residence? ☐ No ☐ Yes _____

BANKING INFORMATION:

Bank/S&L/Credit Union: _____ Branch/Address: _____

Checking Acct #: _____ Approx. Bal: _____ Savings Acct #: _____ Approx. Bal: _____

Bank/S&L/Credit Union: _____ Branch/Address: _____

Checking Acct #: _____ Approx. Bal: _____ Savings Acct #: _____ Approx. Bal: _____

CREDIT REFERENCES (Credit Cards / Car Payment / Other Loans)

Company Name	Address / City, State	Account #	Current Bal.	Mo. Payment

PERSONAL REFERENCES

Name	Address / City, State	Phone	Time Known	Relationship

VEHICLES (Operable Automobiles including Trucks, Vans, Motorcycles)

Year	Make	Model	Color	License Plate #	State

EMERGENCY CONTACT:

Name: _____ Relationship: _____

Address: _____ Phone: (____) _____ - _____

Applicant represents that all of the above statements are true and correct and hereby authorizes their verification including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references on request. Owner/Agent is authorized to obtain a credit report now and in the future.

In connection with my application for rental, I understand that background inquiries will be made on myself including consumer, criminal, driving and other reports. Employment reports may include information as to my character, work habits, performance and experience along with reasons for termination of past employment from previous employers. I understand that information will be requested from various federal, state and other agencies and entities, public and private, which maintain records concerning my past activities relating to driving, credit, criminal, civil and other experiences as well as claims involving me in insurance company files.

I authorize, without reservation, any party or agency contacted, to furnish completely and without limitation, any and all of the above mentioned information and any other information related thereto. Further, I will release from liability and will defend and hold harmless all requesters and suppliers of information in accordance herewith.

The undersigned makes application to rent housing accommodations designated for the amount and location as set forth above and upon approval of this application agrees to sign a Rental Agreement and to pay all sums due, including requested deposits before occupancy.

I agree that if any information contained herein is false, the Rental Agreement made on the strength of this application may, at the option of the Owner/Agent, be terminated at any time.

Applicant Signature_____
Date

Santa Barbara
Rental Property Association



EQUAL HOUSING
OPPORTUNITY

UNAUTHORIZED USE PROHIBITED
For Members Only
Approved Form #10.0 (p.2/2)
Rev. 11-2012

RECEIPT FOR APPLICATION SCREENING FEE

This application screening fee indicated below has been received from:

Name of Applicant(s): _____

regarding his/her application for rental of the following described property:

Street Address: _____

City: _____ CA, Zip Code: _____

This fee is nonrefundable unless not used. It is an estimation of the actual out-of-pocket expenses to be incurred while verifying and qualifying the submitted rental application.

Payment:

Amount paid by applicant(s): \$ 25.00 (Not to exceed \$43.50 per Applicant*)

Itemization:

Credit/Eviction Report \$ 10.00

Criminal Record Report \$ 7.00

Owner/Agent's charge for reasonable value of time
spent reviewing & verifying application data \$ 8.00

Total Application Screening Fee \$ 25.00 (Not to exceed \$43.50 per Applicant*)

**The screening fee may not exceed \$43.50 (adjusted annually from 1/1/1998 with the increase in the Consumer Price Index.)*

Owner/Agent _____

Date _____

By signing this form below, applicant agrees that the Owner/Agent may charge an Application Screening Fee to qualify him/her as a prospective resident. Applicant acknowledges that the rental property for which application is made may not be presently available and may not be available in a reasonable time, but will be available at a presently undetermined time in the future. Applicant agrees to pay the nonrefundable fee at this time and understands that any amount of the application screening fee not used as provided shall be refunded to applicant(s).

Applicant Signature _____

Date _____

Current Address _____

Date _____

Applicant Signature _____

Date _____

Current Address _____

Date _____



Santa Barbara
Rental Property Association



UNAUTHORIZED USE PROHIBITED
For Members Only
Approved Form #10.1
Rev. 11-2012

KAREN LACKS
& CO



REAL ESTATE

CalBRE #00576880
5210 Carpinteria Avenue
Carpinteria, Ca 93013
805-684-7559 or Fax: 805-684-7580

EMPLOYMENT VERIFICATION REQUEST - PRESENT

Present Employer: _____
Employer's Address: _____
FAX: _____ **Telephone:** _____ **Attention:** _____

I authorize Karen Lacks & Co. Real Estate to solicit salary information.

Signed: _____
Name: _____
Social Security #: _____

Please fill in the following information and fax back to us at 805-684-7580:

Today's Date and Time: _____
Name of Person Filling Out Form: _____
Position: _____ Telephone: _____

How long has employee been employed? _____

What is his/her current salary? _____

If hourly rate, how many hours per month? _____

What is his/her title? _____

KAREN LACKS
& CO



REAL ESTATE

CalBRE #00576880
5210 Carpinteria Avenue
Carpinteria, Ca 93013
805-684-7559 or Fax: 805-684-7580

EMPLOYMENT VERIFICATION REQUEST - PREVIOUS

Previous Employer: _____
Employer's Address: _____
FAX: _____ **Telephone:** _____ **Attention:** _____

I authorize Karen Lacks & Co. Real Estate to solicit salary information.

Signed: _____
Name: _____
Social Security #: _____

Please fill in the following information and fax back to us at 805-684-7580:

Today's Date and Time: _____
Name of Person Filling Out Form: _____
Position: _____ Telephone: _____

How long was employee employed? _____

What was his/her salary? _____

If hourly rate, how many hours per month? _____

What was his/her title? _____

KAREN LACKS
& CO.



REAL ESTATE

CalBRE #00576880
5210 Carpinteria Avenue
Carpinteria, Ca 93013
805-684-7559 or Fax: 805-684-7580

RESIDENCE VERIFICATION REQUEST - PRESENT

Present Landlord: _____
Business Address: _____
FAX: _____ **Attention:** _____

I authorize Karen Lacks & Co. Real Estate to solicit rental information from my rental file.

Signed: _____
Name: _____
Residence Address: _____

Please fill in the following information and fax back to us at 805-684-7580:

Today's Date and Time: _____
Name of Person Filling Out Form: _____
Position: _____ Telephone: _____

What is rent amount? _____

Does he/she pay rent on time? _____

Did he/she abide by rules? _____

Would you rent to him/her again? _____

Why is resident leaving? _____

Did he/she give proper notice? _____

KAREN LACKS
= & CO =



REAL ESTATE

CalBRE #00576880
5210 Carpinteria Avenue
Carpinteria, Ca 93013
805-684-7559 or Fax: 805-684-7580

RESIDENCE VERIFICATION REQUEST - PREVIOUS

Previous Landlord: _____
Business Address: _____
FAX: _____ **Telephone:** _____ **Attention:** _____

I authorize Karen Lacks & Co. Real Estate to solicit rental information from my rental file.

Signed: _____
Name: _____
Residence Address: _____

Please fill in the following information and fax back to us at 805-684-7580:

Today's Date and Time: _____
Name of Person Filling Out Form: _____
Position: _____ Telephone: _____

What was rent amount? _____

Did he/she pay on time? _____

Did he/she abide by rules? _____

Would you rent to him/her again? _____

Did he/she give proper notice? _____

What condition did he/she leave the property in? _____
