



CALIFORNIA
ASSOCIATION
OF REALTORS®

APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 6/18)

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, 2 for Social Security Number/Tax Identification Numbers. Such number shall be provided upon request from Landlord/Manager/Agent.

D. Phone number: Home _____ Work _____ Other _____

E. Email _____

F. Name(s) of all other proposed occupant(s) and relationship to applicant _____

G. Pet(s)(Other than service or companion animals) (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 asked to move out of a residence? ☐ No ☐ Yes

If yes, explain _____

M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? ☐ No ☐ Yes

If yes, explain _____

(After completing a credit review, Landlord may consider the nature of the felony and the length of time since it occurred.)

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 _____

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Applicant's Initials (_____) (_____)



APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

Vista Properties, Inc., 830-F Bay Avenue Capitola CA 95010
Dana Rasmussen

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 8318181210

Fax: 8314623812

122 Oak Lane

Property Address: 122 Oak Lane,

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 receive more than one application for the Premises and, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license or other acceptable identification 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, and employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents with whom applicant has had, or intends to have, a rental relationship.

If application is not fully completed, or if section II, 2 is applicable and the application is received without the full screening fee: (i) the application will not be processed, and (ii) the application and any portion of the screening fee paid will be returned.

Applicant Signature _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: Vista Properties, Inc.

Address 830 Bay Ave Suite F City Capitola State CA Zip 95010

II. SCREENING FEE**THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.**

1. ☐ Applicant will provide screening information and fee directly to Landlord/Manager/Agent's authorized screening service at _____.

OR 2. ☒ Applicant has paid a nonrefundable screening fee of \$30.00, applied as follows: (The screening fee may not exceed \$30.00, 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.)

\$ 30.00 for credit reports prepared by Zip Reports, (Payable to Vista Properties, Inc.);
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ _____ for processing.

Applicant Social Security Number/Tax Identification Number: _____

The undersigned has read the foregoing section regarding the screening fee and acknowledges receipt of a completed copy.

Applicant Signature _____ Date _____

If 2 is selected, the undersigned has ☐ has not received the screening fee indicated above.

Landlord or Manager Agent Signature: Dana Rasmussen DRE Lic. # 01102286
 Date _____

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

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Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

122 Oak Lane





Vista Properties Inc.

DRE# 02049882

830 Bay Ave, Suite F

Capitola, CA 95010

Office: 831-462-1406 Email: dana@vistapropertiesinc.com

Management welcomes all applicants and supports the precepts of equal access and "Fair Housing." Management will not refuse access to any housing, accommodation, or other interest in property or otherwise discriminate against an applicant on the basis of age, sex, race, religion, marital/familial status, physical or mental handicap, color, creed, ethnicity, national origin or sexual orientation.

GENERAL REQUIREMENTS AND INFORMATION

1. Positive Picture ID will be required at the time you submit your application for processing.
2. Each person over the age of 18 years who intends to reside in the subject Dwelling Unit must submit a separate Rental Application.
3. Application's must be **completely** filled out and **signed**. **MAKE SURE THERE IS AT LEAST 5 YEARS OF RENTAL HISTORY INCLUDED (use back of page if needed).**
4. Application fees must be paid prior to processing the rental application. **Cash, Cashiers Checks, Money Orders, or Personal Checks made payable to Vista Properties Inc. in the amount of \$30 per applicant will be accepted.** This covers the cost of processing your applications and obtaining your credit report.
5. Applicant acknowledges and accepts that Vista Properties Inc. represents the owner of the property for which the applicant is applying.
6. Management will make a reasonable attempt to contact previous and present landlord(s) submitted by Applicant; however, the ultimate responsibility for supplying this information to Management lies with the Applicant. Management reserves the right to decline tenancy on the basis of our inability to contact the references provided.
7. Credit Check: You must have good credit or a reasonable explanation for derogatory credit. Reasons for denial are collections, liens, an eviction or bankruptcy.
8. Income Verification: If you are employed please have you employer fill out the bottom portion of the verification form. Once it is completed it can be faxed to 831-462-3812 or dropped off at Vista Properties Inc. Your combined gross income must be equal to at least 2 ½ times the rental amount.
9. The Security Deposit and the first month's rent MUST be paid by cashier's check or money order. No cash or personal checks.
10. We cannot guarantee any unit you have seen to be available by the time your application is processed. Dwelling unit are rented to the first approved applicant. Rent is pro-rated if move in date is after the 1st.