

RESIDENTIAL RENTAL APPLICATION
 SUMMiT Properties (www.summitprops.com)
 179 Butcher Road, Vacaville, CA 95687
 (TEL.) 707-448-8906 / (FAX) 707-446-2441

SECTION I - PERSONAL INFORMATION		
Property You Wish to Rent:	Applicant Name:	Date of Birth:
Desired Move-In Date: I Have Seen The Inside of the Property Yes ___ No ___	Other Names Used In Last 3 Years:	
Current Address:	Social Security No.:	
	Govt. ID (Type & No.):	
Phone: Cellphone:	Make, Model, Year & Color of Vehicle:	
Date Moved In: Email:	License No.:	State:
Reason for Leaving:	Name & Address of Employer:	
Name & Address of Landlord:	Phone:	Fax:
Other Income:	Employment Start Date:	
Source:	Salary:	
SECTION II - RENTAL/OWNERSHIP HISTORY		
Previous Address:	Name & Address of Previous Landlord:	
	Phone:	Fax:
Dates at this Location:	Reason for Leaving:	
Previous Address:	Name & Address of Previous Landlord:	
	Phone:	Fax:
Dates at this Location:	Reason for Leaving:	
Have You Ever Been Evicted? <input type="checkbox"/> NO <input type="checkbox"/> YES Why:		
SECTION III - MISCELLANEOUS		
Names of Other Occupants:		
How Many Pets Do You Have & What Type Are They?		
Do You Have Any Waterbeds, Water Furniture or Aquariums?		
Name of Person to Contact in Case of Emergency:		
	Phone No.:	Relationship:
Have You Ever Filed for Bankruptcy? <input type="checkbox"/> NO <input type="checkbox"/> YES	Date Filed:	
Referred to SUMMiT Properties By:		

I authorize SUMMiT Properties to verify the above information, including but not limited to obtaining a Credit Report, and if this application is accepted, I agree to execute the residential lease or rental agreement as set forth. I understand that SUMMiT Properties is authorized to answer questions and inquiries about my credit history with them. In signing this authorization to verify information, I also acknowledge having received a copy of SUMMiT Properties 'Requirements for Rental Application Approval'. I also understand it is solely my responsibility to check the Megan's Law website (www.meganslaw.ca.gov) prior to applying for this property. I have read these requirements prior to payment of the application fee.

_____ Date _____ Applicant Signature

To Be Completed By SUMMiT Properties	
Application Fee Date:	Application Fee:
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied

Requirements for Rental Application Approval

SUMMIT Properties

179 Butcher Road, Vacaville, CA 95687

707-448-8906 (fax 707-446-2441)

info@summitprops.com

Until this process has been completed the property will remain available for anyone to rent.

A. Each applicant must provide the following documents:

1. A completed application from each applicant 18 years or older.
2. A valid government issued photo identification card (drivers license, military ID, etc.)
3. A valid signature identification card (Social Security Card, credit card, check cashing card, etc.)
4. A copy of current pay stub or written verification of income. This is required for all income you list on your application.
5. A valid county dog license for each animal (2 pet maximum)
6. Application processing fee. This fee is payable by CASH or MONEY ORDER ONLY.

The fees for application processing are:

\$30.00 for one to two applications

We do NOT accept co-signers.

\$45.00 for three applications

\$15.00 per application for four or more.

B. SUMMIT Properties and other outside agencies will verify ALL of the following:

1. That all ID's are valid
2. That there is combined household income of at least three (3) times the monthly rent.
3. Section 8 applicants only must show a combined household income of the lower of #2 above **OR**:
 - a. At least three (3) times their share of the monthly rent
 - b. **Plus** \$250.00 per person per month
4. That the required income has been continuous for the last six (6) months.
5. That the application is signed.
6. Good landlord references.
7. That the applicant has at least 70% good credit history.

C. Additional security deposit will be required if:

1. Income has not been continuous for at least 6 months.
2. Good credit is less than 70% of all credit accounts.
3. You have a pet (2 pet maximum)
Liens, Judgments, and/or collection amounts exceeding \$300 are all grounds for denial.

D. Following approval of your application by SUMMIT Properties:

1. All parties must sign the Rental Lease Agreement.
2. The security Deposit must be paid in Cashier Check or Money Order.
3. The first full month's Rent must be paid prior to taking possession of the property.
This payment must be made by CASHIER CHECK OR MONEY ORDER.

Neighborhood Conditions: Applicants are advised to satisfy themselves as to neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime statistics, registered felons or offenders, fire protection, other governmental services, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development which may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, facilities and condition of common areas, conditions and influences