FarrellSmythInc.
A Real Estate Company

21 Santa Rosa Street, Suite 250, San Luis Obispo, CA 93405
Phone: (805) 543-2636
Fax: (805) 543-3083
www.farrellsmyth.com

Address of Property: _____

The processing time for an application varies; you may call the office during business hours to check on the status of an application.

- This application may be used for all rental properties listed by Farrell Smyth, Inc.
- **There is no application fee.**
- Applicants that require a co-signor must fill out the "Addendum B: Guaranty of Lease" and have it **notarized**.
- Applicants without a co-signor require a credit check. Please ask office staff for current cost to perform credit check.
- Applicant's employment and/or other sources of income will be verified. Length of employment and/or job stability is a factor of consideration. Applicants who are retired or self-employed must provide written verification of income at the time the application is submitted. Such items include, but are not limited to are, 1099s or bank statements.
- Current and prior landlord references will be checked.
- A photo copy of a valid driver's license or identification card is required with application.
- This application must be complete prior to turning it in to the office. Incomplete applications will not be processed.

By signing below, you are giving permission for your financial information to be released to Farrell Smyth, Inc. for the purpose of employment verification. Additionally, by signing this rental application, you are giving permission for your current and prior tenant information to be released to Farrell Smyth, Inc. for the tenancy verification.

Applicant's Signature: _____ Date: _____

Contact Phone #: _____ College Attending: _____
Freshman, Sophomore, Junior, Senior

Email Address: _____

Application Checklist:

- This Form
- Application to Rent
- Copy of ID
- Verification of Income or Guaranty of Lease

CALIFORNIA ASSOCIATION OF REALTORS®

APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 12/15)

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 for Social Security Number
   D. Phone Number: Home _____ Work _____ Other _____
   E. Email _____
   F. Name(s) of all other proposed occupant(s) and relationship to applicant _____
   G. Pet(s) (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 convicted of or pleaded no contest to a felony? ☐ No ☐ Yes
      If yes, explain _____
   M. Has applicant or any proposed occupant ever been asked to move out of a residence? ☐ No ☐ Yes
      If yes, explain _____

4. **RESIDENCE HISTORY**

Current address _____	Previous address _____
City/State/Zip _____	City/State/Zip _____
From _____ to _____	From _____ to _____
Name of Landlord/Manager _____	Name of Landlord/Manager _____
Landlord/Manager's phone _____	Landlord/Manager's phone _____
Do you own this property? ☐ No ☐ Yes	Did you own this property? ☐ No ☐ Yes
Reason for leaving current address _____	Reason for leaving this address _____

5. **EMPLOYMENT AND INCOME HISTORY**

Current employer _____	Previous employer _____
Current employer address _____	Prev. employer address _____
From _____ To _____	From _____ To _____
Supervisor _____	Supervisor _____
Supervisor phone _____	Supervisor phone _____
Employment gross income $ _____ per _____	Employment gross income $ _____ per _____
Other income info _____	Other income info _____

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Applicant's Initials (_____) (_____)

EQUAL HOUSING OPPORTUNITY

Farrell Smyth, Inc. 21 Santa Rosa St Suite 100 San Luis Obispo, CA 93405 Phone 805.543.2172 Fax 805.543.4801 Untitled
Larry Smyth Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Property Address: _____ 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 accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license 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, employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: _____
Address _____ City _____ State _____ Zip _____

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

Applicant Social Security Number: _____. Applicant has paid a nonrefundable screening fee of $ _____, 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. The California Department of Consumer Affairs calculates the applicable screening fee amount to be $44.50 as of 2012.)

$ _____ for credit reports prepared by _____;
$ _____ for _____ (other out-of-pocket expenses); and
$ _____ for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

_____ _____
Applicant Signature Date

The undersigned has received the screening fee indicated above.
Landlord or Manager or Agent Signature _____ CalBRE Lic. # _____
Date _____

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Reviewed by _____ Date _____

EQUAL HOUSING OPPORTUNITY

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Untitled

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ADDENDUM B
GUARANTY OF LEASE AGREEMENT

In consideration of the consent of Landlord entering into the Rental Agreement of _____
Student's Name

and pursuant to the Rental Agreement for the property _____
Property Address

attached hereto and incorporated, I _____
Guarantor Name

herein guarantee jointly and severally to: i) guarantee unconditionally to the Landlord and Landlord's agents, successors and assigns, the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs, attorney fees, including enforcing the Agreement; ii) consent to any changes, modifications or alterations of any term of this Agreement including lease extensions, agreed to by the Landlord and Tenant; and iii) waive any right to require Landlord and/or Landlord's agents to proceed against Tenant for any default occurring under this Agreement before seeking to enforce the Guarantee. Guarantor agrees that the obligation shall in no way be terminated, affected, or impaired by reason of any action which Landlord may take, or fail to take against Tenant, or by reason of any waiver of, or failure to enforce, any of the rights or remedies to Landlord in said Rental agreement and all amendments thereto. In witness whereof, the undersigned Guarantors have executed this Guaranty, in the presence of a

notary, on the _____ day of _____.

_____
Guarantor

_____
Address

_____
City, State, Postal Code

_____
Phone Number

_____
Email

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____}

On _____before me, _____

Personally appeared _____
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

_____
Signature of Notary Public

FOR NOTARY SEAL OR STAMP

Rev.1/15