



Rental Application, Page 1

Name				
Home #		Work #		Cell #
Property to rent				
Application date		Date you want rent to begin		

To apply, the following is required:

- Each person, 18 years of age and over, must fill out a complete Modern Property Management, Inc. (MPM) application.
- MPM supports Fair Housing Laws and is an Equal Opportunity Employer.
- Applicants must have current identification in the form of driver's license, state ID, military ID, or passport.
- Note: properties cannot be held for long periods of time
- Applicant is required to fill out both pages and sign the second page.
- A \$30.00 application/processing fee in cashier's check or money order must accompany this application
- An application/processing fee is required to process applications, no exceptions
- MPM reviews income, credit, rental, or home ownership to qualify applicants – please read the MPM Application Instructions. If you do not have a copy of the Application Instructions, please ask MPM for one.
- Applicants must list all intended residents below.
- MPM requires listing of all animals/pets of any size, kind, or type. If you have an animal/pet, contact MPM to find out if this property can have animals/pets.
- If the owner allows animals/pets in the property, there is a \$200 per pet/animal security deposit increase.
- Disclose vehicles of any size, kind, or type. Each property has vehicle limitations; inquire at MPM.
- MPM generally processes applications in 3-5 business days, but applications can take longer if more information is required from the applicant or there is difficulty obtaining a reference for the applicant.
- MPM and/or the owner must approve all pets, and if the owner allows a pet, an increase to the deposit is required for each pet.
- An increase in deposit, determined by the owner of the property, is required for animals, whether they are considered an "inside or outside" animal by the applicant. To find out what pets are acceptable for the property desired, inquire at the MPM office.
- Disclose all water-filled furniture. Applicant must obtain an insurance policy for water-filled furniture, within ten (10) business days.

If MPM approves applicant:

- If approved, to hold a property and refuse other applicants, MPM requires the first month's rent and security deposit paid in certified funds and the rental agreement signed.
- All persons 18 and over must sign the rental agreement, and supply a current ID at time of signature. A signature is required of any approved cosigner as well.
- If MPM approves the applicant and the applicant defaults on the requirements of renting a property, MPM reserves the right to deny this application.
- If approved, the applicant must complete a walk through inspection prior to occupancy.

If MPM denies the applicant:

- MPM will notify applicants of denial as soon as practical.

List names (first and last) and ages of all prospective tenants, INCLUDING YOU

Name	Age	Name	Age	Name	Age

To complete application, please turn to the page 2
Incomplete and/or unsigned applications will NOT be processed.



Rental Application, Page 2

THE FOLLOWING INFORMATION ON THIS PAGE IS REQUIRED IN ORDER TO PROCESS THE APPLICATION

Full name		Other last names	
Home phone		Nicknames	
Work phone	Cell phone	Social Sec. #	
Birth date		Driver's license #	

Please answer all of the following questions

List all pets and types of pets:	Do the pets have current vaccinations? (yes) (no)	
List type and breed for all pets:		
Will you have water-filled furniture?	(yes)(no)	If so, specify
Have you ever declared bankruptcy?		If so, when, why
Do you have a previous eviction?		If so, when, why
Have you ever refused to pay rent?		If so, when, why

Ownership or Landlord History

Current add MPMs		Previous add MPMs	
Current city		Previous city	
Current state		Previous state	
Current zip		Previous zip	
Rent or own?	How long?	Rent or own?	# Years
Landlord name		Landlord name	
Landlord telephone #		Landlord telephone #	
Reason for leaving		Reason for leaving	

Income: (supply documentation for all income)

Current employer	(if a new employer, submit a letter of employment from the company with details)		
Employer name		Supervisor name	
Employer work #		# of years employed	
Human MPM sources #	Position		F/T or P/T
Work addMPMs		Salary per month	\$
Other Income		Amount	\$
Other Income		Amount	\$
Previous Employer	(Employers older than five years do not need to be supplied)		
Previous employer		Supervisor name	
Employer Wk. Ph		# of years employed	
Human MPM sources #	Position		F/T or P/T
Work add MPMs		Salary per month	\$
Other income			
Income source		Total monthly income	\$
Income source		Total monthly income	\$
Income source		Total monthly income	\$

Vehicle information (list ownership of cars, trucks, vans, trailers, boats, RV's, motorcycles, motor bikes, etc.)

# of Vehicles		Make and license #	
Make and license #		Make and license #	

I, the **UNDERSIGNED APPLICANT**, affirm that the information contained in this two-page application is true and correct, and I authorize Modern Property Management, Inc., to verify all information contained in this application. Misstatements, either false or incorrect are reason for denial of occupancy. I also understand that if I rent from Modern Property Management, Inc., and I fail to fulfill my obligations, MPM can submit a negative credit report reflecting my rental history to a credit-reporting agency. I understand this application is the property of Modern Property Management, Inc.

APPLICANT SIGNATURE		DATE:	
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**Submit application to Modern Property Management
868 Richland Road
Yuba City, CA 95993**

**Bus: (530) 645-4017
Fax: (530) 645-4017
Email:
info@modernpropertymanagement.com**