

**SANTA CRUZ PROPERTY MANAGEMENT CO.**

1240 41<sup>st</sup> Avenue, Capitola, CA 95010  
(831) 462-6424 • Fax: (831) 476-0639

**TENANT APPLICATION**

PROPERTY ADDRESS: \_\_\_\_\_ APT: \_\_\_\_\_

NAMES OF APPLICANT(S): A: \_\_\_\_\_ DOB: \_\_\_\_\_

B: \_\_\_\_\_ DOB: \_\_\_\_\_

OTHER NAMES USED WITHIN PAST 3 YEARS: \_\_\_\_\_

NAMES OF OTHER OCCUPANTS: \_\_\_\_\_

PETS (NUMBER AND TYPE): \_\_\_\_\_

DRIVERS LICENSE # A: \_\_\_\_\_ B: \_\_\_\_\_

SOCIAL SECURITY # A: \_\_\_\_\_ B: \_\_\_\_\_

# OF VEHICLES: \_\_\_\_\_ LIC #: \_\_\_\_\_ MAKE/MODEL: \_\_\_\_\_ YR: \_\_\_\_\_ COLOR: \_\_\_\_\_

LIC #: \_\_\_\_\_ MAKE/MODEL: \_\_\_\_\_ YR: \_\_\_\_\_ COLOR: \_\_\_\_\_

**IN CASE OF EMERGENCY, NOTIFY:**

A'S EMERGENCY CONTACT: \_\_\_\_\_ RELATION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

B'S EMERGENCY CONTACT: \_\_\_\_\_ RELATION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

\*\*\*PRESENT ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ ST \_\_\_\_\_ ZIP \_\_\_\_\_

FROM: \_\_\_\_\_ TO: \_\_\_\_\_ REASON FOR LEAVING: \_\_\_\_\_

NAME AND PHONE # OF OWNER/AGENT: \_\_\_\_\_

\*\*\*PREVIOUS ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ ST \_\_\_\_\_ ZIP \_\_\_\_\_

FROM: \_\_\_\_\_ TO: \_\_\_\_\_ REASON FOR LEAVING: \_\_\_\_\_

NAME AND PHONE # OF OWNER/AGENT: \_\_\_\_\_

\*\*\*2<sup>ND</sup> PREVIOUS ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ ST \_\_\_\_\_ ZIP \_\_\_\_\_

FROM: \_\_\_\_\_ TO: \_\_\_\_\_ REASON FOR LEAVING: \_\_\_\_\_

NAME AND PHONE # OF OWNER/AGENT: \_\_\_\_\_

**\*\*\*EMPLOYMENT:**

A'S EMPLOYER & ADDRESS: \_\_\_\_\_ HOW LONG? \_\_\_\_\_

POSITION: \_\_\_\_\_ SALARY: \$ \_\_\_\_\_ PER \_\_\_\_\_ PHONE: \_\_\_\_\_

B'S EMPLOYER & ADDRESS: \_\_\_\_\_ HOW LONG? \_\_\_\_\_

POSITION: \_\_\_\_\_ SALARY: \$ \_\_\_\_\_ PER \_\_\_\_\_ PHONE: \_\_\_\_\_

OTHER INCOME A: \$ \_\_\_\_\_ PER \_\_\_\_\_ SOURCE \_\_\_\_\_

B: \$ \_\_\_\_\_ PER \_\_\_\_\_ SOURCE \_\_\_\_\_

CREDIT REFERENCES: NAME, ADDRESS & PHONE #

1. ISSUER: \_\_\_\_\_

2. ISSUER: \_\_\_\_\_

PERSONAL REFERENCES: NAME, ADDRESS & PHONE #

1. \_\_\_\_\_

2. \_\_\_\_\_

BANK NAME & BRANCH: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**AUTHORIZATION TO VERIFY INFORMATION**

I AUTHORIZE LANDLORD OR HIS/HER AUTHORIZED AGENTS TO VERIFY ABOVE INFORMATION INCLUDING, BUT NOT LIMITED TO, OBTAINING A CREDIT REPORT. IF THE APPLICATION IS APPROVED, I AGREE TO EXECUTE THE RESIDENTIAL RENTAL AGREEMENT AS SET FORTH FOR MY APPROVAL. UNDER THE PENALTY OF PERJURY, I HEREBY DECLARE THAT ALL OF THE ABOVE INFORMATION IS TRUE AND CORRECT.

DATE: \_\_\_\_\_ APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

DATE: \_\_\_\_\_ APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

**APPLICATION PROCESSING FEE**  
\$25 PER ADULT (INCLUDES CREDIT CHECK)



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**RENTAL APPLICATION CRITERIA & INFORMATION**



- Management welcomes all applications and supports the precepts of equal access and “Fair Housing.” Management will not refuse access to any housing, accommodations, or other interests 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.
- Thank you for your interest in one of our rentals. In order to submit an application, all prospective tenant(s) over 18 and older must complete an application.
- Cosigners are not automatically accepted.
- Applications must be complete.
- Applications become the property of management.
- Data is shredded 3 years after receipt and/or end of tenancy. Data is not shared.
- The cost of the process is not a deposit or rent, and will not be applied to future rent or refunded, even if the application is declined. Applicant understands that the landlord may terminate any rental agreement entered into if there is any misrepresentation on the application.
- Basic qualifying criteria includes, but is not limited to:
  - 1) Verifiable rental references in good standing
    - One or more 3-day notices within a 12-month period may result in denial.
    - One or more NSF checks within a 12-month period may result in denial.
    - Rental history reflecting any unpaid or past due rent may result in denial.
    - Rental history reflecting any property damage or disturbance may result in denial.
  - 2) Verifiable income – 2 ½ to 3 times the rent
  - 3) Good credit is required
    - Excessive collections will result in denial.
    - Outstanding debt to property management or landlord will result in denial.
    - Any collection filed by a property management company or landlord may result in denial.
    - Any application with unlawful detainer action may result in denial.

DATE: \_\_\_\_\_ APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

DATE: \_\_\_\_\_ APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_