

APPLICATION TO RENT

Each applicant 18 or older and each guarantor must complete a separate application.

- Applicant / Tenant
 Guarantor

Tenant/Guarantor Information

(if Guarantor - Write Tenant's Name here) →

Last Name		First Name		M.I.	Social Security #
Date of Birth	Email Address		Home Phone		Cell Phone
Driver's License #	State Issued	Other ID If No Driver's License		Student ID # (if applicable)	

All tenant applicants must provide 7 years of rental / housing history

Current Residence

Street Address		City	State	Zip Code
Owner/Manager Name	Owner/Manager Phone	Reasons for Moving		
Start Date:	End Date:			

Prior Residence

Street Address		City	State	Zip Code
Owner/Manager Name	Owner/Manager Phone	Reasons for Moving		
Start Date:	End Date:			

Prior Residence

Street Address		City	State	Zip Code
Owner/Manager Name	Owner/Manager Phone	Reasons for Moving		
Start Date:	End Date:			

Prior Residence

Street Address		City	State	Zip Code
Owner/Manager Name	Owner/Manager Phone	Reasons for Moving		
Start Date:	End Date:			

Attach additional pages if needed to provide 7 years of housing history

Additional Occupants (List all Occupants including children ages 17 and below)

Last Name, M.I., First	Relationship To Applicant

Present Employment and Income

Occupation/Job Title	Employer Name	Supervisor Name	Supervisor Phone
Current Monthly Gross Income \$	Dates of Employment From: To:	Additional Sources of Income <i>(type and amount)</i>	

Prior Employment (if less than 3 years)

Occupation/Job Title	Employer Name	Supervisor Name	Supervisor Phone
Monthly Gross Income \$	Dates of Employment From: To:		

General Information & Rentable Items

Renting Parking? Y N	Make	Model / Year	Color	License #
Pet? Y N	Pet Breed	Are you a Smoker? Y N	Smoking is prohibited in ALL apartment buildings. Smokers are strongly advised NOT to rent from Hudson McDonald Properties.	

Emergency Contact Information

Emergency Contact	Phone Number	Email	Relationship to Applicant

Desired Move-In Date	Applying for Apartment #	Building	Quoted Rent (office use only)

Each applicant must attach a copy of applicant's identification document

Hudson McDonald Properties, Inc. 1600 Shattuck Ave Ste 218, Berkeley, CA 94709
Office: (510) 665-9900 Fax: (510) 548-1066 www.hudsonmcdonald.com

INCOME VERIFICATION

- Applicant / Tenant
 Guarantor

Owner requires that Tenant document a history of income that is at least three times the proposed rent. Guarantors, depending on their situations, may need to demonstrate higher income-to-rent ratios. International students must submit their I-20 and provide proof of sufficient funds as determined by Owner.

Income Verification (provide as much information as necessary to support this application - check the appropriate box and attach the supporting documents)

- Most Recent Federal Tax Return (Required for Guarantors)
- Most Recent W2 Form and/or Recent Paystub (Required for Guarantors)

If the documents described above are insufficient to document income, if they are not available due to international status, or if you need to document non-employment sources of income, provide as much information as possible, including, but not limited to:

- Evidence of Non-US or Non-Wage Income
- Bank Statements
- Scholarships
- Grants / Gifts
- Student Loan Information

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, and/or Telechecks. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information. Landlord and/or Landlord Representative do not discriminate based on race, color, national origin, religion, sex, disability or the presence of children.

Pursuant to California law, specifically California Civil Code Section 1950.6, you have tenant screening fee rights, including the right to a copy of your consumer credit report if one is obtained with your screening fee, a refund of any unused portion of the fee and a receipt of the costs of the screening. For more information about your rights, please visit the following link containing the full text of California Civil Code 1950.6: www.bobfalfa.com. The application screening fee amount being charged is less than the maximum allowable amount that may be charged as per California Civil Code Section 1950.6(b).

Owner/Agent requires a payment of **\$40.00** to process each application. This payment is non-refundable. This application does not secure, hold, or otherwise guaranty, the availability of any apartment, room or bed and does not obligate Owner to rent to Applicant

Applicant Printed Name _____

Applicant Signature _____ Date _____