

● HIDDEN MARKET RENTALS: RENTAL GUIDELINES

REV. 53 JULY 2009

LEGAL NAME MUST MATCH ID	(1)		(2)		
Home #		Work #	(1) (2)	Cell #	(1) (2)
Email:					
Property to rent:	My Agent:				
	Today's Date:	Est. Move in Date:	How did you find us?		

DRE# 00480141

Email: Team@HiddenMarketRealty.com

Phone: 951-308-1917

eFAX: 888-657-4198

To get started, please read the following guidelines. (All applicants will be treated equally)

- **APPLICATION REQUIREMENTS:** Everyone over 18 yrs old, and emancipated minors, must complete an application. (this includes children 18 or over living in the rental). **Incomplete applications cannot be processed.**
- **PROCESSING TIME:** Once a complete application is received, the processing depends on the length of time it takes your employer, former landlord, etc to get the verifications back to us.
Applications received on a Friday, will add two days to the processing.
- **TIME GAPS:** Gaps in employment/ housing dates within the past 5 years must be explained.
- **ID:** A copy of a government issued photo ID (i.e. driver's license, state ID, military ID, or passport) is required.
- **INCOME QUALIFICATION:** Total income per household must be **2.5 times** the amount of the rent.
- **PROOF OF INCOME:** 2 most recent pay stubs or financial/bank statements is required.
- **SCREENING FEE:** A non-refundable fee will be collected for every applicant.
- **ANIMALS/PETS:** Contact HMR to find out if this property owner will consider pets.
Review: www.PetResumes.com to get some tips on how to enhance your application.
- **VEHICLES:** Some properties have special motor vehicle limitations. inquire at HMR for specifics.
- **MAXIMUM OCCUPANCY:** 2 persons/bedroom + 1. (i.e. 3 bedroom house would be 7 persons total)
- **SMOKING:** Most properties are Smoke Free. Check with HMR on specifics on this home.
- **HOME OWNER ASSOCIATIONS:** Some properties have special rules. Contact HMR if you have any questions about this property. (i.e. Parking of RV or commercial vehicles, operating home based business.) If you have a "home based business" contact us ASAP.
- **PRIOR EVICTIONS** and Eviction Notices are grounds for application denial. Explain separately.
- **DISCHARGED BANKRUPTCY** within past 5 years **IS** acceptable . Explain separately.
- **ACCEPTANCE: The final decision of approval is made by the property owner.** If approved, a non-refundable "Holding Deposit" shall be paid with certified funds and the rental agreement signed within 48 hrs of notice of approval.

I wish to continue on with a Rental Application. The process will not start until the credit check fee is paid. The fee is \$35 per person. Married couples with same credit, the fee is \$50. You can use our on line payment system, called Paylease. Go to: www.Rentals951.com and scroll down to "Make Payments Online". Call the office or talk to your agent regarding any other payment method.

If you are approved, this form becomes an Addendum to the lease. For on line applications, you will be asked to verify you read the above.

(1) Signature: _____
Date

(2) Signature: _____
Date