



QuantumPrime Realty, Inc.

Phone: (310) 917-9220 Fax: (310) 393-1292

9350 Wilshire Blvd., Ste. 300 Beverly Hills, CA 90212



Applicant Information:

First Name:		Middle Name:	Last Name:	
Date of birth:		SSN:	Phone:	
Email address:				
Current address:				
City:		State:	ZIP Code:	
Own	Rent	(Please circle)	Monthly payment or rent:	How long?
Previous address:				
City:		State:	ZIP Code:	
Owned	Rented	(Please circle)	Monthly payment or rent:	How long?

Employment Information :

Current employer:			Monthly Income:	
Employer address:			How long?	
City:		State:	Zip Code:	
Job Title:		Supervisors Name:	Supervisors Telephone #:	
Previous employer:			Monthly Income:	
Employer address:			How long?	
City:		State:	Zip Code:	
Job Title:		Supervisor's Name:	Supervisors Telephone #:	

Occupant Information:

Name:	DOB:	Relationship:
Name:	DOB:	Relationship:
Name:	DOB:	Relationship:

Motor Vehicles :

Make/Model:	Year:	Color:	License Plate #/State:
1.			
2.			

Animals: (animals require our consent)

Type:	Breed:	Weight:	Name:	License/Tag #:

Person to Notify in Case of Emergency: (cannot be someone who intends to reside in the premises)

Name:	Relationship:	Phone:
Address:	City:	State/Zip:
Name:	Relationship:	Phone:
Address:	City:	State/Zip:

Background Information:

1. Have you ever had any credit problems? _____
2. Have you ever had an unlawful detainer filed against you? _____
3. Have you ever been evicted for non-payment of rent or for any other reason?

4. Have you ever filed bankruptcy? _____
5. Have you ever been convicted of a felony? _____
6. Will you be using any water-filled furniture in your residence?
a. If yes, do you have insurance coverage? _____
7. Do you have any musical instruments? If yes, what kind _____
8. Do you smoke? _____

Credit References: (Credit Cards/ Car Payments/ Other Loans)

Company Name _____ Address/City: _____

Account #: _____ Present Balance: _____

Company Name _____ Address/City: _____

Account #: _____ Present Balance: _____

Company Name _____ Address/City: _____

Account #: _____ Present Balance: _____

You authorize us, through our designated agent or employees, to obtain and verify information for the purpose of determining whether or not to lease the apartment home to you. You understand that should you enter into the Lease for the Apartment Home, we and our designated agents and employees will have a continuing right to review your credit information, rental application, payment history and occupancy history for account review purposes and for improving application methods. You may have additional rights under the credit reporting or consumer protection laws of California. For further information, you can contact the California Department of Consumer Affairs or the California State Attorney General's Office.

By signing this Application, you certify that all information contained in this Application is true, correct and complete and you acknowledge and agree that rent for the Apartment Home may not include costs for utilities, including water and sewer, for which you will be responsible.

It is unlawful to discriminate against an applicant or tenant because of their race, color, national origin, religion, gender, familial status, disability, or any other basis that may be protected under applicable state or local law.

Signature of Applicant Date

Signature of Management Date

For Office Use Only – Do Not Write Below

Apartment Number: _____
 Apartment Size/ Description: _____
 Anticipated Move-In Date: _____
 Lease Start Date: _____
 Lease End Date: _____
 Quoted Rent: _____

Approved/Declined By: _____ Approval/Declined Date: _____

QUANTUMPRIME REALTY, INC.

9350 Wilshire Blvd, Suite 300

Beverly Hills, CA 90212

310.917.9220

RENTAL AND OCCUPANCY POLICIES

(Each person 18 years of age or older must complete an application)

Quantumprime Realty, Inc. has an Equal Opportunity Housing Policy. The following policies are established to ensure that all prospective applicants are treated equally.

Your application will not be processed without the correct funds and all documentation attached. Each person 18 years of age or older that will be residing in the property must complete an application. Include check or money order for \$30 for each application. The FEE is non-refundable.

Please read the following policies. If you feel you meet the guidelines for qualifying, we encourage you to submit an application. Information on the application must be reliable and verifiable.

CREDIT CRITERIA

- Each applicant must have a good credit rating, which will be verified through a credit reporting agency. An adverse report such a low credit score, delinquent accounts or unpaid judgments will disqualify the applicant.
- Some properties may accept a co-signer. If a co-signer is necessary, the co-signer must also complete an application. The acceptance of a co-signer is not general policy and is subject to individual approval or denial by Quantumprime Realty.
- Credit reports supplied by applicants WILL NOT be accepted.

INCOME CRITERIA

- Applicant's employment and /or other sources of income will be verified. Length of employment and or job stability will be a factor of consideration.
 - Applicant's gross monthly income must be at least 2.5 times the amount of the monthly rent.
- Income will be verified from copies of the prior month's pay stubs provided with the application and/or most recent W2's and/or most recent income tax returns.
- Self-employer applicant's must provide their most recent W2 and/or tax return and 3 month's bank statements.
 - Unverifiable income will not be considered.
 - Deposit levels will be determined by the credit score of the applicant(s).

PRIOR RESIDENCY CRITERIA

- Current and prior Landlord's references will be checked. Failure to pay rent on time, to give a 30-day notice in writing prior to termination of tenancy, to protect property or to respect the rights of other residents, will disqualify the applicant. Applicants' willingness and ability to care for his/her current and prior residences will be confirmed.

-Stability of residency (frequency of moves) and length of residency in the community will be a factor of consideration.

CRIMINAL HISTORY

-A criminal background check will be conducted for each applicant (occupant) age 18 years or more. The application will be denied for felonies committed in the last 10 years and misdemeanors committed in the last 3 years that appear on the criminal history background report as provided to us by the reporting agency.

OTHER CONSIDERATIONS

-Photo ID must be provided at the time the application is submitted and rental agreement is signed.

-The rental term will be a lease of not less than 9 months and typically is 12 months.

-Quantumprime Realty has a limited pet policy and no smoking policy. If you own a pet or are a smoker, you must inform Quantumprime Realty at the time of submitting your application.

-Residents are encouraged to carry their own renters insurance on personal property. Management is not responsible for damage, which is not the result of management negligence for personal property and automobiles.

Receipt for Tenant Application Fee

1. Actual cost of credit report, unlawful detainer search, criminal history and/or other screening reports.	\$15.80
2. Cost to obtain, process, and verify screening information	<u>\$14.20</u>
Total amount paid by applicant (must be check or money order) (All payments are payable to Quantumprime Realty)	\$30.00

My signature below verifies that I have read and understand the rent and occupancy policy as stated above.

Applicant's Signature

Date

Quantumprime Realty, Inc.