



HOW TO SUBMIT A RENTAL APPLICATION

APPLICATION FEES ARE NON-REFUNDABLE

Thank you for applying to rent one of our property listings. Below is a list of items required to enable our office complete the process. Please be forewarned that prior evictions, violent felonious convictions and sexual predator designation will likely be grounds for your application to be rejected.

We Need *(at least):*

1. Complete an application for every adult over 18 who intends on occupying the property if application is accepted. **(MUST HAVE A COPY OF STATE ISSUED ID)**
2. application fee: \$40 per adult (NON REFUNDABLE)
3. proof of income (bank statements, pay stubs, award letter)

This information can be faxed toll free to 888-798-5815, it can be emailed to FESPRESZ@AOL.COM or it can be

Mailed to:

or dropped off at:

Farnam & Associates
P.O. BOX 696
MURRIETA, CA. 92564

Farnam & Associates
24757 WASHINGTON AVE #C
MURRIETA, CA. 92562

To Direct Deposit the application fee go to any Wells Fargo Bank branch and deposit the fees in the following account:

Farnam & Associates account number 9770854884 **Get a receipt!!*****
put your name on the deposit slip

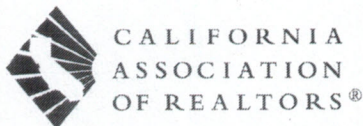
*******Once completed its up to you to fax, email a copy of the receipt or text a picture of the receipt with the applicants name on it us. (text to 602-690-1208)**

Things to consider:

Farnam & Associates is very strict about late rent. In California there is **NO GRACE PERIOD**- period. Rent is due on the agreed upon date and late the following date. Most of our owners do not require us to charge a late fee until the rent is 3 days late. Late tenants can expect a *notice to pay or move* once rent is 3 days late and an eviction action to commence once it expires. We will not allow PIT BULLS, DOBERMANS, CHOWS, GERMAN SHEPPARDS, or ROTTWEILERS.

FARNAM & ASSOCIATES:

ALL mail: P.O.Box 696 Murrieta, Ca 92564 * 24757 Washington Ave #C Murrieta, Ca * 1050 Nevada St #407 Redlands, Ca 92374
Toll free 855-732-7626 * 951-609-0200 * fax 888-798-5815 * BRE 01332087 * WWW.FARNAM-MANAGEMENT.COM



APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 6/18)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) ☐ tenant, ☐ tenant with co-tenant(s) or ☐ guarantor/co-signor.
Total number of applicants _____
2. PREMISES INFORMATION
Application to rent property at _____ ("Premises")
Rent: \$ _____ per _____ Proposed move-in date _____
3. PERSONAL INFORMATION
 - A. FULL NAME OF APPLICANT _____
 - B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)
 - C. 1. Driver's License No. _____ State _____ Expires _____
2. See section II, 2 for Social Security Number/Tax Identification Numbers. Such number shall be provided upon request from Landlord/Manager/Agent.
 - D. Phone Number: Home _____ Work _____ Other _____
 - E. Email _____
 - F. Name(s) of all other proposed occupant(s) and relationship to applicant _____
 - G. Pet(s) (Other than service or companion animals) (number and type) _____
 - H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____
 - I. In case of emergency, person to notify _____
Relationship _____
Address _____ Phone _____
 - J. Does applicant or any proposed occupant plan to use liquid-filled furniture? ☐ No ☐ Yes Type _____
 - K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? ☐ No ☐ Yes
If yes, explain _____
 - L. Has applicant or any proposed occupant ever been asked to move out of a residence? ☐ No ☐ Yes
If yes, explain _____
 - M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? ☐ No ☐ Yes
If yes, explain _____
(After completing a credit review, Landlord may consider the nature of the felony and the length of time since it occurred.)
4. RESIDENCE HISTORY

<p>Current address _____ City/State/Zip _____ From _____ to _____ Name of Landlord/Manager _____ Landlord/Manager's phone _____ Do you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes Reason for leaving current address _____ _____</p>	<p>Previous address _____ City/State/Zip _____ From _____ to _____ Name of Landlord/Manager _____ Landlord/Manager's phone _____ Did you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes Reason for leaving this address _____ _____</p>
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5. EMPLOYMENT AND INCOME HISTORY

<p>Current employer _____ Current employer address _____ From _____ To _____ Supervisor _____ Supervisor phone _____ Employment gross income \$ _____ per _____ Other income info _____</p>	<p>Previous employer _____ Prev. employer address _____ From _____ To _____ Supervisor _____ Supervisor phone _____ Employment gross income \$ _____ per _____ Other income info _____</p>
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APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

Farnam & Associates, 24757 Washington Ave # C / P.O. Box 696 Murrieta CA 92562
Martin Standsberry

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Phone: 855-732-7626

Fax: 888-798-5815

ca farnam app



Property Address: _____ Date: _____

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____
 Name _____ Address _____
 Phone _____ Length of acquaintance _____ Occupation _____

8. NEAREST RELATIVE(S)

Name _____ Address _____
 Phone _____ Relationship _____
 Name _____ Address _____
 Phone _____ Relationship _____

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may receive more than one application for the Premises and, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license or other acceptable identification upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain a credit report on applicant and other reports, warnings and verifications on and about applicant, which may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, and employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents with whom applicant has had, or intends to have, a rental relationship.

If application is not fully completed, or if section II, 2 is applicable and the application is received without the full screening fee: (i) the application will not be processed, and (ii) the application and any portion of the screening fee paid will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: _____

Address _____ City _____ State _____ Zip _____

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

1. ☒ Applicant will provide screening information and fee directly to Landlord/Manager/Agent's authorized screening service at **FARNAM & ASSOCIATES PROPERTY MANAGEMENT**.
- OR 2. ☐ Applicant has paid a nonrefundable screening fee of **\$40.00**, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov.)

\$ _____ for credit reports prepared by Type vendor name here;
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ _____ for processing.

Applicant Social Security Number/Tax Identification Number: _____

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____

If 2 is selected, the undersigned has ☐ has not received the screening fee indicated above.

Landlord or Manager or Agent Signature _____ DRE Lic. # _____
 Date _____

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