



14641 Mono Way, Sonora, CA 95370
 Office: 209-533-9966 Fax: 209-533-8425
 Info@FrontierOne.com www.FrontierOne.com
 CA DRE #01260412

APPLICATION TO RENT

PROPERTY AT: _____ RENT: _____ DATE: _____

NAME OF APPLICANT _____ BEST PHONE: _____

HOW DID YOU FIND OUT ABOUT US: _____



GENERAL TENANT QUALIFICATIONS:

1. Applicants must have established credit and a stable source of income.
2. Tenants must provide two years of previous good rental history or home ownership. Living with relatives or where not on a lease do not count.
3. Co-Signers or additional deposit to cure deficiencies OK for certain homes.
4. Pets are OK for certain homes, on a case-by-case basis and with an additional deposit.
5. Smoking is not permitted inside any unit.
6. All rentals have a 12 month minimum occupancy requirement unless otherwise stated.

TENANT APPLICATION CHECKLIST:

- Complete one application for each occupant 18 years of age or older or any emancipated minor.
- Complete pet application for any pets Attach photos of any animals Attach current shot record for all dogs
- For disability accommodation requests: ask for Request for Accommodation form
- Include application Fees: \$30 per applicant
 - Application fees may be paid by cash, check, or online at our website: www.FrontierOne.com
 - Make checks payable to: Frontier Property Management
 - The application fee is non-refundable if processed
- Attach a copy of each applicant's government issued photo ID
- Attach proof of income (Choose from the following)
 - For Employees: Last two pay stub originals
 - For Self-employed: IRS 1040: first 2 pages and Schedule C of last years tax return
 - Direct Deposits: Bank statements for the past 3 months, which must list the source of the deposit
 - Child/Spousal Support: File stamped court order. Must show history of on time payments received for the most recent 3 months.
 - Award letters, court documentation, Job offer letters
- You may return your application, fee, and documentation to our office during office hours or at any time in the night drop box at our office or fax 209-533-8425 or e-mail the documentation to Info@FrontierOne.com
- No application will be considered until application is completely filled in and all documentation and fees have been received by Frontier Property Management Inc.

Last Name: _____ First Name: _____ Middle Name: _____
Social Security # _____ Date Of Birth: _____ Drivers Lic. # _____ State: _____
Home Phone # _____ Work Phone # _____ Cell Phone # _____
E-Mail Address _____

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Present Address: _____ City: _____ State: _____ Zip Code: _____

Date Moved In: _____ Owners / Mgr. Name: _____ Phone: _____

Current Rent: _____ Reason For Moving: _____ Fax : _____

Previous Address: _____ City: _____ State: _____ Zip Code: _____

Move In Date: _____ Move Out Date: _____ Owners / Mgr. Name: _____

Phone Number: _____ Rent: _____ Reason For Moving: _____

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Present Occupation: _____ Gross Income: _____ Per Month

Employer Name: _____ Employer Address: _____

Name Of Supervisor: _____ Supervisor's Phone #: _____

Start Date: _____ Fax Number: _____

If You have Been With This Employer Less Than Two Years, Provide Prior Employment History:

Previous Occupation: _____ Gross Income: _____ Per Month

Employer Name: _____ Employer Address: _____

Name Of Supervisor: _____ Supervisor's Phone #: _____

Start Date: _____ End Date: _____

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Proposed move in date: _____ How Long Do You Plan On Occupying The property: _____

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Do You plan to use Liquid Filled Furniture: Y/N Describe: _____

Have you been asked to move, been subject to an unlawful detainer, filed a bankruptcy in the last 7 years, or been convicted of or pleaded no contest to a felony? Y/N
IF YES EXPLAIN _____

May we release or discuss your credit report and qualification information with your co-applicants?
YES: _____ NO: _____

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List All Occupants In Addition To Yourself Who Will Occupy The Property:

Name: _____ Adult Minor

Name: _____ Adult Minor

Name: _____ Adult Minor

Name: _____ Adult Minor

Name: _____ Adult Minor

PETS: _____ ***Attach Pet Application**

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Name Of Your Bank/Branch: _____ Account #: _____ Account Balance: _____

Name Of Your Bank/Branch: _____ Account #: _____ Account Balance: _____

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Personal References:

Name: _____ Address: _____

Phone: _____ Length of acquaintance _____ Occupation _____

Name: _____ Address: _____

Phone: _____ Length of acquaintance _____ Occupation _____

Nearest Relatives:

Name: _____ Address: _____

Work Phone #: _____ Home Phone #: _____ Relationship: _____

Name: _____ Address: _____

Work Phone #: _____ Home Phone #: _____ Relationship: _____

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Vehicles that will be parked at the property including cars, motorcycles, RVs, boats, and trailers:

Make & Model: _____ Color: _____ Year: _____ License Plate # _____

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Make & Model: _____ Color: _____ Year: _____ License Plate # _____

Make & Model: _____ Color: _____ Year: _____ License Plate # _____

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All units are rented in their current physical condition. This includes, but is not limited to: level of cleanliness, condition of carpets and other flooring, condition and color of paint, condition of appliances, type of heating, type of cooling (if installed), condition of yard, condition and existence of any other features. **I certify that I have seen the condition of the property and make this application to lease the property in its present physical condition.**

Requests: _____

_____ Initial: _____

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- Applicant understands and agrees: (i) this is an application to rent only and does not guarantee that applicant will be offered the premises; and (ii) Landlord/Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant.
 - Applicant represents the above information to be true and complete, and hereby authorizes Landlord/Agent to: (i) verify the information provided; (ii) obtain credit report on application and obtain credit reports in the future in the event of default by the tenant on the rental agreement.
 - If application is not fully completed, or received without the screening fee the application will not be processed.
 - Applicant understands that the Landlord/Agent may terminate any rental agreement entered into for any misrepresentation made above.

The screening fee of \$30 is **nonrefundable*** if application is processed and is applied as follows: \$15.00 for credit/background reports prepared by credit reporting company and \$15.00 for processing.

Upon approval of this application, Applicant agrees to sign a rental agreement or lease and pay all sums due including required deposit, before occupancy.

NEXT STEPS:

1. The application approval process takes 24 to 48 hours.
2. The application is good for any rental for 30 days.
3. After approval and **within 24 hours**, all adult applicants must sign the lease and pay \$1000.00 towards the security deposit (Cashier's check or money order). Landlord may cancel your approval if lease is not signed or \$1000 not received within 24 hours.
4. The balance of move-in fees (first month's rent and balance of deposits, etc.) must be paid by CASHIER'S CHECK OR MONEY ORDER prior to lease start date. All utilities must be turned on in your name prior to lease start date and receipt of keys.
5. After your account is established, personal checks will be accepted for rents.
6. All ADULT applicants MUST sign the Rental Agreement in person prior to move-in.

_____ DATE: _____

Applicant Signature

PET/SERVICE ANIMAL APPLICATION

NOTE: Complete this application entirely for ANY AND ALL DESIRED animals/pets that applicant(s) may wish to keep at the referenced property. "Pets" include but are not limited to cats, dogs, birds, fish, gerbils, and/or reptiles. Approval will be determined on a case by case basis per our Pet Policy and with an additional deposit. All Service Animals are allowed upon completion of this application and receipt of a Request for Accommodation. (Contact us to get this form)

Photographs of any pet in consideration **must** be attached to this application.
Current rabies/shot record must be attached for all dogs.
or **e-mailed** to: Info@FrontierOne.com.

NAME: _____ Gender: M/F Type: _____ <small>(Dog, Cat, Python, Bird, Hamster, etc.)</small>
Canine Breed: (Describe in detail if mixed breed): _____
Is Pet Licensed? _____ LIC # _____ How long have you owned pet? _____
Age: _____ Present Weight: _____ Anticipated Mature Weight: _____
Is Pet Spayed/Neutered? _____ Shots/Vaccines/Rabies Current? _____
Training and Classes Completed: _____
Any Behavioral Incidents? _____ Please explain in detail: _____
How do you plan to take care of the pet while you are away from home? _____

NAME: _____ Gender: M/F Type: _____ <small>(Dog, Cat, Python, Bird, Hamster, etc.)</small>
Canine Breed: (Describe in detail if mixed breed): _____
Is Pet Licensed? _____ LIC # _____ How long have you owned pet? _____
Age: _____ Present Weight: _____ Anticipated Mature Weight: _____
Is Pet Spayed/Neutered? _____ Shots/Vaccines/Rabies Current? _____
Training and Classes Completed: _____
Any Behavioral Incidents? _____ Please explain in detail: _____
How do you plan to take care of the pet while you are away from home? _____

Applicant understands and agrees to the following: 1) All information above is true, correct and comprehensive 2) FPM is authorized to verify all information contained herein 3) All intended pets are included on application. 4) Landlord may terminate any agreement entered into based upon reliance on any misstatements made herein. **5) An additional security deposit will be required for each pet (except for service animals)**

Date: _____ Tenant Signature: _____