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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](http://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](mailto: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 # \_\_\_\_\_

Make & Model: \_\_\_\_\_ Color: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate # \_\_\_\_\_

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: \_\_\_\_\_

- =====
- 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.

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|---|
| NAME: _____ Gender: M/F Type: _____<br><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: _____<br><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: \_\_\_\_\_

**Notification of Consumer Credit Report / Investigative Consumer Report  
Consent and Authorization for  
Background Screening and Verification**

I, \_\_\_\_\_ the undersigned, hereby authorize, Frontier Property Management Inc as prospective landlord or property manager for the landlord, to seek and obtain any information pertinent to my income, credit history, tenancy history, employments history, and/or criminal history.

I understand this process may include the making of a Consumer Credit Report (*as identified under California Civil Code 1785.3 ( C )*) and/or an Investigative Consumer Report (*as identified under California Civil Code 1786.2 ( C )*), the contents of which may include information about my character, general reputation, personal characteristics and/or mode of living. The investigative consumer reporting agency preparing the report is:

National Tenant Network (NTN); PO Box 6425, Concord, Ca 94524 1-800-800-5602 [www.ntnonline.com](http://www.ntnonline.com)

For purposes of obtaining and/or verifying information contained in my application and pertinent to my qualifications as a tenant of Frontier Property Management Inc, this report may contain information obtained from national credit bureaus ( Experian, TransUnion, Equifax), court records, files and/or repositories, department of justice (DOJ), department of corrections (DOC), department of motor vehicles (DMV), current and/or previous employer(s), current and/or previous landlord(s), business and/or personal references, or any other source necessary to verify the information I have provided on my application.

Further, I expressly consent to the release of any and all information requested of any creditors, credit reporting agencies, landlords, employers, public and/or criminal agencies subsequently contacted by Frontier Property Management Inc/ National Tenant Network (NTN) for purposes of obtaining and/or verifying said information, and hereby hold the landlord, property managers for landlord, National Tenant Network (NTN), and any responding parties harmless of liability for the seeking and providing of any such information contained in or pertinent to my application.

**I understand I have the right to receive a free copy of the investigative consumer report prepared in accordance with my submitted application and this authorization by checking the box below:**

Yes. I want a copy of the consumer investigative report in accordance with is authorization.

Further, by signing below, I acknowledge receipt of the NOTIFICATION of INVESTIGATIVE CONSUMER REPORT.

Legal Name of Applicant: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## **Notice to Consumers:**

Summary of Consumer Rights  
Under California Civil Code 1785.15  
*Provided by National Tenant Network*

- You have a right to obtain a copy of your credit file from a consumer credit reporting agency. You may be charged a reasonable fee not exceeding eight dollars (\$8.00). There is no fee, however, if you have been turned down for credit, employment, insurance, or a rental dwelling because of information in your credit report within the preceding 60 days. The consumer credit reporting agency must provide someone to help you interpret the information in your credit file.
- You have a right to dispute inaccurate information by contacting the consumer credit reporting agency directly. However, neither you nor any credit repair company or credit service organization has the right to have accurate, current, and verifiable information removed from your credit report. Under the Federal Fair Credit Reporting Act, the consumer credit reporting agency must remove accurate, negative information from your report only if it is over seven years old. Bankruptcy information can be reported for 10 years.

If you have notified a consumer credit reporting agency in writing that you dispute the accuracy of information in your file, the consumer credit reporting agency must then, within 30 business days, reinvestigate and modify or remove inaccurate information. The consumer credit reporting agency may not charge a fee for this service. Any pertinent information and copies of all documents you have concerning an error should be given to the consumer credit reporting agency. If reinvestigation does not resolve the dispute to your satisfaction, you may send a brief statement to the consumer credit reporting agency to keep in your file, explaining why you think the record is inaccurate. The consumer credit reporting agency must include your statement about disputed information in a report it issues about you.

- You have a right to receive a record of all inquiries relating to a credit transaction initiated within 12 months preceding your request. This record shall include the recipients of any consumer credit report.
- You may request in writing that the information contained in your file not be provided to a third party for marketing purposes.
- You have a right to place a "security alert" in your credit report, which will warn anyone who receives information in your credit report that your identity may have been used without your consent. Recipients of your credit report are required to take reasonable steps, including contacting you at the telephone number you may provide with your security alert, to verify your identity prior to lending money, extending credit, or completing the purchase, lease, or rental of goods or services. The security alert may prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that taking advantage of this right may delay or interfere with the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or cellular phone or other new account, including an extension of credit at point of sale. If you place a security alert on your credit report, you have a right to obtain a free copy of your credit report at the time the 90-day security alert period expires. A security alert may be requested by calling the following toll-free telephone number: Experian (888)397-3742; TransUnion (800)916-8800; Equifax (800)685-1111
- You have a right to place a "security freeze" on your credit report, which will prohibit a consumer credit reporting agency from releasing any information in your credit report without your express authorization. A security freeze must be requested in writing by mail. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or

prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or cellular phone or other new account, including an extension of credit at point of sale. When you place a security freeze on your credit report, you will be provided a personal identification number or password to use if you choose to remove the freeze on your credit report or authorize the release of your credit report for a specific party or period of time after the freeze is in place. To provide that authorization you must contact the consumer credit reporting agency and provide all of the following:

1. The personal identification number or password.
2. Proper identification to verify your identity.
3. The proper information regarding the third party who is to receive the credit report or the period of time for which the report shall be available to users of the credit report.

A consumer credit reporting agency must authorize the release of your credit report no later than three (3) business days after receiving the above information. A security freeze does not apply when you have an existing account and a copy of your report is requested by your existing creditor or its agents or affiliates for certain types of account review, collection, fraud control, or similar activities.

If you are actively seeking credit, you should understand that the procedures involved in lifting a security freeze may slow your application for credit. You should plan ahead and lift a freeze, either completely if you are shopping around, or specifically for a certain creditor, before applying for new credit. A consumer credit reporting agency may not charge a fee to a consumer for placing or removing a security freeze if the consumer is a victim of identity theft and submits a copy of a valid police report or valid Department of Motor Vehicle investigative report. A person 65 years of age or older with proper identification may be charged a fee of no more than \$5 for placing, lifting, or removing a security freeze. All other consumers may be charged a fee of no more than \$10 for each of these steps.

➤ You have a right to bring civil action against anyone, including a consumer credit reporting agency, who improperly obtains access to a file, knowingly or willfully misuses file data, or fails to correct inaccurate file data.

If you are a victim of identity theft and provide to a consumer credit reporting agency a copy of a valid police report or a valid investigative report made by a Department of Motor Vehicles investigator with peace officer status describing your circumstances, the following shall apply:

(1) You have a right to have any information you list on the report as allegedly fraudulent promptly blocked so that the information cannot be reported. The information will be unblocked only if:

- a. the information you provide is a material misrepresentation of the facts;
- b. you agree that the information is blocked in error; or
- c. you knowingly obtained possession of goods, services, or moneys as result of the blocked transactions. If blocked information is unblocked, you will be promptly notified.

(2) You have a right to receive, free of charge and upon request, one copy of your credit report each month for up to 12 consecutive months.

You must place a "security freeze" with each consumer reporting agency to which you seek to prevent access. To request a security freeze from the major credit bureaus you may contact:

|              |                     |
|--------------|---------------------|
| Experian     | PO Box 9554         |
| 800.290.5195 | Allen, TX 75013     |
| TransUnion   | PO Box 6790         |
| 888.909.8872 | Fullerton, CA 92834 |
| Equifax      | PO Box 105788       |
| 800.685.1111 | Atlanta, GA 30348   |

\*\* If mailing your request for a credit freeze, requests must be sent by certified mail\*\*



**Notice to Consumers:**  
Summary of Consumer Rights  
Under California Civil Code 1786.22  
*Provided by National Tenant Network*

The Investigative Consumer Reporting Agencies Act (ICRA) is designed to promote accuracy, fairness and privacy of information in the files of every "consumer reporting agency" (CRA). You will find the complete text of the ICRA at <https://leginfo.legislature.ca.gov>. The ICRA gives you specific rights as outlined below. You may have additional rights under federal law. Contact your state or local consumer protection agency or your state Attorney General's Office to learn those rights.

An investigative consumer reporting agency hereinafter referred to as "Agency" will supply files and information that you have a right to inspect during normal business hours and upon reasonable notice.

All files the Agency maintains on you will be made available for your visual inspection as follows:

- In person, if you appear in person and furnish proper identification. A copy of the file will also be available to you for a fee not to exceed the actual cost of copying.
- By certified mail, if you make a written request, with proper identification, for copies to be sent to a specified addressee. However, agencies complying with a request for such a mailing will not be liable for disclosures to third parties caused by mishandling of mail after it leaves the Agency.
- A summary of all information contained in your file and required to be provided to you under California Civil Code will be provided by telephone, if you have made a written request, with proper identification for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.

"Proper identification" includes documents such as a valid driver's license, social security number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the Agency require additional information concerning your employment and personal or family history in order to verify your identity.

- The Agency will provide trained personnel to explain any information furnished to you pursuant to California Civil Code 1786.10.
- The Agency will provide a written explanation of any coded information contained in your file. This written explanation shall be distributed whenever a file is provided to you for visual inspection.
- One other person of your choice may accompany you when you come to inspect your file. This person must furnish reasonable identification. The Agency may require you to furnish a written statement granting permission to the Agency to discuss your file in your companion's presence.

***You may have additional rights under Federal law. For more information, contact your state or local consumer protection agency or your state Attorney General's office.***