



34161 Yucaipa Blvd., Ste A. Yucaipa, CA 92399

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Email: propertymanagement@yvre.com

Per an agreement between OWNERS of Rental Properties and our PROPERTY MANAGEMENT DEPARTMENT, the following policies apply on all rentals:

1. ALL persons over 18 years of age must submit an application with Driver's License, Social Security card, proof of income (prior 30 days or 3 bank statements if self-employed) for all applicants, and a \$22.00 NON-REFUNDABLE credit check fee, paid by cash or money order, made payable to: YUCAIPA VALLEY REAL ESTATE

NOTE: Prior to submitting an application, verify owners policy regarding smokers, pets, payment of utilities, lease vs month-to-month tenancy, etc.

******Packet will not be processed if any items above are missing******

2. Applications are processed, reviewed by staff and submitted to the OWNERS. Decisions are based on income and employment verifications, past rental history (including eviction reports), credit and criminal reports.

3. Processing normally takes 2 to 3 working days, but might be longer.

4. Upon acceptance, we will complete a Rental Agreement for your signatures. ALL ADULTS MUST BE PRESENT WHEN SIGNING THIS AGREEMENT.

5. All Security Deposits, Pet Deposits and first month's rent shall be paid prior to occupancy. This total shall be paid by cashiers check or money order, made payable to Yucaipa Valley Real Estate (or the owner in some cases)

6. Subsequent rent payments may be made by personal check. *NO CASH***
If a check is returned "NSF", no personal checks will be accepted.**

We appreciate the opportunity to assist you in finding a Rental Property. If you have any questions, please do not hesitate to call and discuss them with us.

	APPLICANT #1		Property_____
	18 years or older		Move-In date_____
			Rent_____ Fee_____
Name		Your Cell #	
Current Add		Home Phone#	
City,State,Zip		Rent\$_____	How Long? _____
Landlord		SS#	
Phone #		Birth	
Reason for Moving?		DL#	State
		Email: _____	
Previous Add		How Long?	
City,State,Zip		Rent	
Landlord		Mother's Maiden Name	
Phone #		Vehicle Desc	
Reason for Moving?		License #	State
Current Employer		Supervisor	
Address		Phone #	
City,State,Zip		How Long	
Job Desc		Salary	
Source of Other Income:		Amount	
Prev Employer		Supervisor	
Address		Phone #	
City,State,Zip		How Long	
Job Desc		Salary	
	AUTHORIZATION TO VERIFY INFORMATION		
	I authorize the OWNER of the property or YUCAIPA VALLEY REAL ESTATE		
	to verify the above information, including, but not limited to, obtaining		
	Past rental history, Income Verification, Credit Report, Eviction and Criminal Search.		
	If this application is approved, I agree to execute the required Rental Agreement		
	And pay all sums due prior to occupancy.		
	Signature_____	Date_____	

APPLICANT #1 ***continued****			
Personal Reference		Personal Reference	
Address		Address	
City,State,Zip		City,State,Zip	
Phone #		Phone #	
Relationship		Relationship	
Nearest Relative		Emergency Contact	
Address		Address	
City,State,Zip		City,State,Zip	
Phone#		Phone#	
Relationship		Relationship	
If you answer YES to any of the following, please explain on other side:			
Have you been evicted?		NO _____ YES _____	
Have you filed bankruptcy?		NO _____ YES _____	
Have you ever made late rent payments?		NO _____ YES _____	
Been convicted of (or pleaded no contest to) a felony?		NO _____ YES _____	
Children:	***Under 18 years***	Age	Relationship
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Pets:	Breed	Name	Age Pounds Indoor Outdoor
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
I understand an owner may require a pet deposit of \$250.00 (or more) per pet			
Initial	_____	_____	_____

Driver's license picture:

Social security card picture:

	APPLICANT #2		Property_____
	18 years or older		Move-In date_____
			Rent_____ Fee_____
Name		Cell:	
Current Add		Home Phone:	
City,State,Zip		Rent _____	How Long?
Landlord		SS#	
Phone #		Birth	
Reason for Moving?		DL#	State
		Email:	_____
Previous Add		How Long?	
City,State,Zip		Rent	
Landlord		Mother's Maiden Name	
Phone #		Vehicle Desc	
Reason for Moving?		License #	State
Current Employer		Supervisor	
Address		Phone #	
City,State,Zip		How Long	
Job Desc		Salary	
Source of Other Income:		Amount	
Prev Employer		Supervisor	
Address		Phone #	
City,State,Zip		How Long	
Job Desc		Salary	
	AUTHORIZATION TO VERIFY INFORMATION		
	I authorize the OWNER of the property or YUCAIPA VALLEY REAL ESTATE		
	to verify the above information, including, but not limited to, obtaining		
	Past Rental History, Income Verification, Credit Report, Eviction and Criminal Search.		
	If this application is approved, I agree to execute the required Rental Agreement		
	And pay all sums due prior to occupancy.		
	Signature _____	Date _____	

APPLICANT #2 ***continued****			
Personal Reference		Personal Reference	
Address		Address	
City,State,Zip		City,State,Zip	
Phone #		Phone #	
Relationship		Relationship	
Nearest Relative		Emergency Contact	
Address		Address	
City,State,Zip		City,State,Zip	
Phone#		Phone#	
Relationship		Relationship	
If you answer YES to any of the following, please explain on other side:			
Have you been evicted?		NO _____ YES _____	
Have you filed bankruptcy?		NO _____ YES _____	
Have you ever made late rent payments?		NO _____ YES _____	
Been convicted of (or pleaded no contest to) a felony?		NO _____ YES _____	
Children:	***Under 18 years***	Age	Relationship
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
Pets:	Breed _____ Name _____	Age _____	Pounds _____ Indoor _____ Outdoor _____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	I understand an owner may require a pet deposit of \$250.00 (or more) per pet		
Initial			

Driver's license picture:

Social security card picture:

Consent to Background and Reference Check

I authorize YUCAIPA VALLEY REAL ESTATE AND PROPERTY MANAGEMENT to obtain information about me from my credit sources, current and previous landlords and employers, and personal references, to enable YUCAIPA VALLEY REAL ESTATE AND PROPERTY MANAGEMENT to evaluate my rental application. I authorize my credit sources, credit bureaus, current and previous landlords and employers, and personal references to disclose to YUCAIPA VALLEY REAL ESTATE AND PROPERTY MANAGEMENT information about me that is relevant to owners decisions regarding my application and tenancy.

This permission will survive the expiration of my tenancy.

Applicant Name

Date

Signature

Applicant Name

Date

Signature