



AMERICAN HERITAGE PROPERTIES
 9988 HIBERT STREET, SUITE 300, SAN DIEGO, CA 92131
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 www.renthomes.com

APPLICATION TO RENT

PLEASE COMPLETE & PRINT FORM, SIGN IT, THEN FAX OR DROP OFF.

Referred by: _____

Application to rent property at: _____ Date property viewed: _____

Occupancy date required: _____ Length of lease requested: _____

Legal name of applicant: _____
 (FIRST) (MIDDLE) (LAST) (Sr., Jr., III, IV)

Other name(s) used within the last three years: _____

Names and dates of birth of all other occupants: _____

AN APPLICATION TO RENT IS REQUIRED FOR ANY OCCUPANT 18 YEARS OF AGE OR OVER

Pets: Type _____ Breed _____ Age _____ Weight _____ Name _____
 Type _____ Breed _____ Age _____ Weight _____ Name _____

Has any pet ever bit or injured anyone? (Check one) YES NO **Are there any smokers in the household? (Check one) YES NO**

Present address: _____ City/State: _____ Zip: _____

Present mailing address, if different: _____ Zip: _____

How long? _____ Rent amount\$ _____ Reason for leaving: _____

Name of Owner or property manager: _____ **Phone#:** _____

Previous address: _____ City/State: _____ Zip: _____

How long? _____ Rent amount\$ _____ Reason for leaving: _____

Name of Owner or property manager: _____ **Phone#:** _____

Social security number: _____ **Drivers license#** _____ **State:** _____

Name as it appears on license: _____

Date of Birth: _____ **Address on license:** _____

Present employer/Source of income: _____ How long? _____

Type of company: _____ **Supervisor:** _____

Address: _____ **Supervisor phone:** _____

Title or Rank: _____ Salary per month\$: _____

***ATTACH COPY OF PAYCHECK STUB**

Has applicant been a party to an unlawful detainer/eviction, or filed bankruptcy within the last seven years? Yes No

If yes, or if applicant has credit history which may be considered derogatory, explain on separate page.

License plate number: _____ State of registry: _____

Make and model: _____ Year: _____ Color: _____

In case of emergency, name of person to be informed: _____ Relationship: _____

Address: _____ Zip: _____ Telephone: _____

The property is offered for rent in compliance with federal, state, and local anti-discrimination laws. Applicant represents the above information to be true, correct and complete and hereby authorize agent to verify the above information including, but not limited to, obtaining a credit report. Applicant understands that the landlord may terminate rental agreement for any misrepresentation made above.

WORK _____ HOME _____ **APPLICANT SIGNATURE** _____

CELL _____ Best phone number to contact you at (check one) CELL HOME WORK

THIS PROPERTY IS INTENDED TO BE LEASED IN AS-IS CONDITION. IF THERE ARE ANY IMPROVEMENTS, REPAIRS, OR ADDITIONAL CLEANING NECESSARY PRIOR TO MOVE-IN, PLEASE ITEMIZE ON BACK.

There is a \$32 NON-REFUNDABLE Application processing fee. Please make check or money order payable to American Heritage Properties, Inc. or for your convenience, charge \$32 to:

Cardholder Name: _____ Master Card Visa

Credit card number: _____ Expiration Date: _____



Billing Address: _____ Billing Zip code: _____

Signature: _____ Date: _____

Welcome to American Heritage Properties!

We thank you for your interest in leasing a home through our company. The following items have been listed to make this process as easy as possible:

Application Fee: There is a \$32 fee per applicant that must be paid prior to processing. A *separate* application is required for all occupants over 18 years old. All applications with fee must be presented prior to processing. Laws of equality require no exceptions be made.

Separate applications are required to conform to anti-discrimination practices. Co-applicants may use the term “refer to first application” for identical information such as current and previous addresses.

It is possible when you submit your application that other applications are pending for the same property. The approval process is completed as quickly as possible. See the “Approval” section for more information on how the decision is made.

If you submit your application and subsequently do not rent the property, for whatever reason, there is no additional fee to apply to another property we manage as long as this change is made within 90 days of when your application is originally processed.

Payment can be made in the form of cash, check, or Visa/MasterCard. Applications can be dropped off, mailed or faxed. For faxed applications you may choose to use the credit card option to expedite processing. It is necessary that payment be received prior to processing. Cash cannot be accepted outside of our office. When paying by cash it is necessary to pay with the exact dollar amount.

Visa/MasterCard is accepted for the application fee but is not available for use for security deposits and rent. Our contract limits us to application fee use only.

The application fee is non-refundable regardless of whether or not you rent the property.

Approval: Typically applications are approved based on four areas:

1. Terms: move-in date, lease term, presence of pets, move-in requests
2. Credit history: as established with major credit bureau
3. Income: verifiable & stable
4. Residence: current & previous landlord, and/or home ownership, length of prior occupancies

All applications are reviewed with the homeowner who makes the decision. Applications are approved by qualifications as opposed to a “first come” basis. Typical processing time is two business days but is often extended when applications are incomplete or when awaiting return calls. If your application is not approved you may request details by submitting a written request to our office.

No application approval is based on Race, Color, Religion, Sex, Handicap, Family Status, National Origin, or any other protected class under the rules of fair housing. If you believe any representative or homeowner has violated the Fair Housing Act please immediately notify Bill Ausen, Broker, (858) 695-9400 x178.

Ages of additional occupants are necessary for determining if they must complete an application and for proper lease preparation.

Please attach a copy of your pay stub to your application. Photo identification is required upon signing of a lease.

If there is information regarding an unlawful detainer, bankruptcy, derogatory credit, income supplements or anything else you think might be helpful in qualifying please note below.

Condition: All homes are intended to be leased in “as is” condition. If there are any improvements, repairs, or additional cleaning that you believe to be necessary or expect prior to moving in please itemize below.

Your Comments: