



ROSSMOYNE
Property Management

Application to Rent

When completed e-mail to Apply@Rossmoyne.com

A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER,
OR AN EMANCIPATED MINOR

Date: [Enter Date](#)

Property Information

Application to rent property at [Enter street address](#) | [Enter City, State, ZIP code](#) “Premises”

Proposed Move-In Date [Click or tap to enter a date](#)

(We do not usually hold a property off of the market longer than 14 days from approval)

Monthly Rent \$ _____ Security Deposit \$ _____

How did you hear of this property?

Rossmoyne Website Craigslist Sign Agent Referred Other: _____

Applicant Information

Applicant is completing Application as a (check one): Tenant Co-Tenant Guarantor

Total number of applicants _____

Name _____ Date of Birth _____

Driver’s License # _____ State _____ Date of Expiration _____

Social Security Number/Tax Identification Number _____

Phone #: Cell _____ Work _____ Other _____ E-mail _____

Current Address [Enter street address](#) | [Enter Apartment #](#) | [Enter City, State, ZIP code](#)

How long at this address? _____ How much rent were you paying? _____

Name of Landlord/Manager _____ Phone # _____

Previous Address [Enter street address](#) | [Enter Apartment #](#) | [Enter City, State, ZIP code](#)

How long at this address? _____ How much rent were you paying? _____

Name of Landlord/Manager _____ Phone # _____

Reason for leaving _____

Auto make _____ Model _____ Year _____ License# _____ State _____ Color _____

Other vehicles _____



How would you rate your credit? Excellent Good Fair Bad Unknown

Question	YES	NO
Have you placed a security freeze or fraud alert on your credit file?	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever been evicted or been a party to an unlawful detainer?	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever broken a lease, been evicted, or been asked to move?	<input type="checkbox"/>	<input type="checkbox"/>
Have you filed bankruptcy within the _____ past seven years? If Yes, when was it discharged: To be acceptable it must have been discharged more than one year from date to allow you to re-establish credit	<input type="checkbox"/>	<input type="checkbox"/>
Have you or any proposed occupants ever been convicted of or pled 'nolo contendere' to a felony?	<input type="checkbox"/>	<input type="checkbox"/>
If you answered 'Yes' to any of the above, please explain: _____		

After completing a credit review, Landlord may consider the nature of the felony and the length of time since it occurred. Drug Manufacture and/or Distribution and Drug Meth Manufacture are automatic denials.

Additional Occupants/Co-Tenants

Name of all other prospective Co-Tenants / Occupants (include Date of Birth ONLY if under 18):

Occupant	Co-Tenant	Minor	DOB (If Minor)
_____	_____	<input type="checkbox"/>	_____
_____	_____	<input type="checkbox"/>	_____
_____	_____	<input type="checkbox"/>	_____

Proposed pet(s) **(if allowed at this property)** _____

After your initial approval (income, credit, landlord references, investigative report) you will be required to go to <https://www.petscreening.com/> and follow the instructions for each pet requested.

Employment information

Current employer _____ Supervisor _____

Address [Enter street address](#) | [Enter City, State, ZIP code](#) Telephone _____

Length of employment _____ Position/Title _____ Gross income _____ per _____

Application to Rent: [Enter street address](#), [Enter City, State, ZIP code](#)



If you held your current position for less than 2 years, please provide additional information

Previous employer _____ Supervisor _____

Address [Enter street address](#) | [Enter City, State, ZIP code](#) Telephone _____

Length of employment _____ Position/Title _____ Gross income _____ per _____

Additional/Other Income: (stocks, bonus, income property, etc.) \$ _____ per _____ from _____

In case of emergency, notify (other than co-tenant) _____ Relationship _____

Address [Enter street address](#) | [Enter City, State, ZIP code](#) Telephone _____ E-mail _____

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT

Landlord does not intend to request an investigative consumer report regarding the Applicant.

Unless the box above is checked, Landlord intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1796.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification, as follows: 1) You may appear at the investigative consumer reporting agency identified below in person, (2) you may make written request for copies to be sent by certified mail to a specified addressee, or (3) you may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provided that this person furnishes proper identification. If you are accompanied by a person of your choosing the agency may require you to furnish a written statement granting permission to the investigative consumer reporting agency to discuss your file in the other person's presence. The agency that will prepare the report(s) identified in this section is:

On-Site Manager, Inc., 307 Orchard City Drive, Suite 110, Campbell, CA 95008, (877) 222-0384.

If you would like a copy of the report(s) that is/are prepared, please check the box below:

I would like to receive a copy of the report(s) that is/are prepared.

If the box above is checked, landlord agrees to send the report to Applicant within three (3) business days of the date the report is provided to landlord. Landlord may contract with another entity to send a copy of the report.

Tenant has inspected the property and accepts it AS-IS, with the following exceptions: _____



Applicant understand and agrees that this is an application to rent and does not guarantee that applicant will be offered the premises.

IF accepted, Applicant agrees to furnish a copy of a government issued photo ID.

Applicant represents that all above statements are true and correct, authorizes verification of the above information, and agrees to furnish additional credit references upon request.

Applicant authorizes Rossmoyne Property Management to obtain investigative reports which may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history, employment history and criminal history.

Applicant consents to allow Rossmoyne Property Management to disclose any of the information gathered, to the current and any future owner of the subject property.

Applicant understands that if accepted as a Tenant this Application becomes part of the rental agreement and any misstatement or concealment of facts in this application is grounds for termination of tenancy.

Applicant Signature: _____

_____ Date

Code of Ethics

We, the members of the California Apartment Association, recognize our ethical duties to the communities of which we are a part. Being ever mindful of the increasing role of the rental housing industry in providing homes, we have united ourselves for the purpose of improving the services and conditions of the rental housing industry. Therefore, we adopt this Code of Ethics as our guide in dealing with all people and encourage all members of the rental housing industry to abide by these ethical principles.

- We comply with all applicable law and regulations.
- We comply with the CAA Code of Equal Housing Opportunity.
- We comply with the CAA Resident Bill of Rights.
- We recognize the value of written contracts and endorse their use.
- We commit to honesty, integrity and fair dealing in our capacity as rental housing professionals.
- As rental housing professionals, we act to better the communities of which we are a part.
- We maintain an equitable and cooperative relationship among the members of this association.
- We promote the conservation of natural resources and preservation of the environment.
- We believe in and encourage ongoing education for all participants in the rental business