



250 Vallombrosa Ave., #560
Chico CA 95926
(530) 570-7136
FAX (530) 331-0075

We are glad that you are applying to rent one of our properties!

Each Applicant must submit a complete application and include the below documentation with their application. **Applications that are incomplete will not be processed!**

If you are an APPLICANT, provide the following....

- Application to Rent
- Proof of Income (or check the box that indicates applicant has no income)
- Credit Report and Credit Score
- Photocopy of Driver's License

Do you need a Guarantor?

- Are you an undergraduate college student?
- Is your credit score less than 650?
- Is your debt-to-income ratio more than 50%?
- Is your monthly income less than two (2) times the monthly rent?

If yes to any one of the above, you will need a Guarantor.

To qualify, a Guarantor must...

- Be a California Resident
- Have a credit score of 650 or higher
- Have a debt-to-income ratio of less than 50%
- Have a monthly net income of at least three (3) times the applicant's proportional share of the monthly rent

If you are a GUARANTOR (CO-SIGNER), provide the following...

- Guarantee of Rental Agreement Form
- Proof of Income
- Credit Report and Credit Score
- Photocopy of Driver's License

APPLICATION TO RENT

Address of Property Applying for: _____

I. PERSONAL INFORMATION:

Full Name: _____

Social Security No.: _____ Driver's License No.: _____ State/Exp.: _____

Phone Nos.: Cell _____ Other _____

Email (*If providing a CSU Chico e-mail address, please also provide an alternate email address*):

Name(s) of all proposed occupants for property:

Pets and/or service animals (please list each pet and include age, weight and breed):

Are you currently an undergraduate student? No Yes

VEHICLE INFORMATION:

Vehicle Make: _____ Model: _____ Year: _____

License Plate: _____ State: _____ Color: _____

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License Plate: _____ State: _____ Color: _____

II. RESIDENCE HISTORY

Current Address (please provide city/state and zip code): _____

From: _____ To: _____ Monthly Rent: \$_____

Name of Landlord: _____ Phone No.: _____

Reason for Leaving: _____

Has Applicant filed for bankruptcy in the last 7 years? No Yes

Has Applicant ever been convicted or pled guilty or no contest to a felony? No Yes

Has Applicant been a party to an unlawful detainer action? No Yes

Has Applicant ever been asked to move out of a residence? No Yes

Has Applicant ever been served any Notices from prior landlords? No Yes

If yes to any of the above, please explain: _____

III. EMPLOYMENT & INCOME INFORMATION

We understand that an applicant may not be currently employed and does not have employment income to report. We have provided a checkbox that you may check if this is the case. If you are not employed, but do still receive income, please provide proof of the income you receive. If you have a bank account statement(s) showing a balance of \$100,000 or more then you may provide this as your proof of income.

Not employed, no income to report Not employed, alternate Proof of Income provided

Current Employer: _____ From: _____ To: _____

Supervisor: _____ Phone No.: _____

Net Income: \$_____ Mo / Year



IV. APPLICANT SIGNATURE

By their signature below, Applicant understands and agree that this is an application to rent only and does not guarantee that the applicant will be offered the property. Applicant represents the above information to be true and complete, and hereby authorizes Robb Fairchild Realtor to verify the information provided by, but not limited to, contacting the Applicant’s current landlord and employment contact person. If this application is not fully completed and if all or part of the required supporting documentation is not provided with the application, this application will not be processed.

Date: _____

Applicant Name: _____

Applicant Signature: _____

We do not charge an application fee until you sign a lease with us. At that time, the application fee is \$25 per applicant and \$25 per guarantor.



GUARANTEE OF RENTAL AGREEMENT FORM

The undersigned (herein referred to as GUARANTOR) in consideration of the execution of the Residential Lease Agreement hereinafter referred to, hereby unconditionally guarantees and promises to pay or perform on demand any and all debts, obligations, and liabilities of _____ (hereinafter referred to as APPLICANT/RESIDENT), under and arising out of the Residential Lease Agreement entered into by and between Robb Fairchild Realtor and RESIDENT/APPLICANT for the property known as _____.

Upon failure of RESIDENT/APPLICANT to perform any and all conditions of the Residential Lease Agreement which include, but are not limited to payment of rent and payment of damages and/or cleaning fees in excess of the security deposit, GUARANTOR will perform the same. This is a continuing guarantee, which applies to any renewal, extension, modification or amendment of aforesaid Residential Lease Agreement, without notice to GUARANTOR. GUARANTOR specifically acknowledges that RESIDENT/APPLICANT's occupancy of the property is conditioned on GUARANTOR'S continuing obligation. _____

Guarantor Signature

GUARANTOR hereby waives each and all of the following:

1. Notice of acceptance of this guarantee
2. Notice of any renewal, extension, modification, or amendments of the aforesaid Residential Lease Agreement.
3. Notice of RESIDENT/APPLICANT's default under the aforesaid Residential Lease Agreement.
4. The right, if any, to benefit of or to direct the application of any security deposit held by Robb Fairchild Realtor.
5. The right to require Robb Fairchild Realtor to proceed against the aforesaid RESIDENT/APPLICANT or any other party liable or to pursue any other remedy in its power, and agrees that Robb Fairchild Realtor may proceed against GUARANTOR directly and independently of any other party liable and that the cessation of the liability of any other party for any reason other than full payment, shall not in any way affect the liability of GUARANTOR.

This guarantee shall be valid only upon its acceptance by Robb Fairchild Realtor. This guarantee and the rights and obligations of the parties hereby shall be governed by and construed in accordance with California law. GUARANTOR hereby consents to the jurisdiction of, and waives any objections that the exercise of jurisdiction by, the appropriate court in the County of Butte, State of California. In the event an action is brought to enforce performance of this agreement, the prevailing party shall recover reasonable attorney's fees and costs.

THIS SECTION TO BE COMPLETED BY GUARANTOR

Full Name: _____ Cell. No: _____

Address: _____

Email: _____

SSN: ____ - ____ - ____ DOB: ____ - ____ - ____ Dr. Lic. No.: _____ State/Exp.: _____

Employment: _____

Gross Income: \$ _____ Mo Year (proof of income must be provided)

Business Address: _____

Employment Contact Person: _____ Tel. No.: _____

By signing below, I acknowledge that I have read the above terms and conditions and agree to be bound by them and by any lease agreement signed by the Resident/Applicant in regard to the above-referenced property. I also authorize Robb Fairchild Realtor to verify the above-information by contacting my employer. I agree to furnish additional credit references on request.

Guarantor Signature: _____ Date: _____

Any alterations of this form will deem it invalid.

