

MATEL PROPERTY MANAGEMENT

806 14th Street, Modesto, CA 95354
(209) 576-1002 FAX 576-7837

www.matelprop.com

\$25 / LOCAL
\$30 / OUT OF AREA
NO CHECKS

Last Name	First Name	Middle Initial	Social Security Number
Other Names Used in the Last 10 Years		Work Phone Number ()	Home Phone Number ()
Date of Birth	Email		Mobile/Cell Phone Number ()
Driver's License No.	Expiration	State	Other ID
1 Present Address		City	State Zip Code
Date In	Date Out	Owner/Mgr Name	Owner/Mgr Phone No
Reason for Moving		Rent Amount Paid Each Month	
2 Previous Address		City	State Zip Code
Date In	Date Out	Owner/Mgr Name	Owner/Mgr Phone No
Reason for Moving		Rent Amount Paid Each Month \$	
3 Previous Address		City	State Zip Code
Date In	Date Out	Owner/Mgr Name	Owner/Mgr Phone No
Reason for Moving		Rent Amount Paid Each Month	

Proposed Occupants	First / Last / Birthdate		First / Last / Birthdate
	List All In Addition to Yourself		

Do You Have Pets?	Describe (Breed)	Will You Have Liquid filled Furniture?	Describe
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I am () am not () a member of the Armed Forces (including National Guard and Reserves)

A	Present Occupation or Source of Income		Employer Name
	How Long with this Employer?	Phone Number ()	Employer Address
	Contact Name	City, State Zip Code	
B	Prior Occupation or Source of Income		Employer Name
	How Long with this Employer?	Phone Number ()	Employer Address
	Contact Name	City, State Zip Code	
Current Gross Income \$		per () Week () Month () Year	AFDC / TANF: \$ Child Support \$
Name of Your Bank		Branch or Address	Account Number
			Checking _____ Savings _____

Have you or any person signing with you ever been convicted of a felony? Yes () No ()

If you checked Yes, describe in detail:

Are you or any person signing with you on parole? Yes () No ()

Parole Officer Name: _____

Phone Number: () - _____

Are you a registered sex offender? Yes () No ()

Date of Offense: _____

Agency Name: _____

Phone Number: () - _____

Name of Creditor	Address	Phone Number	Monthly Payment Amount
		()	
		()	
		()	
		()	
		()	

In Case of emergency, notify:	Address	Phone	City	Relationship
1.		()		
2.		()		
Personal References:	Address	Phone	Years Known	Occupation
1.		()		
2.		()		

Automobile: Make _____ Model _____ Year _____ License # _____

Automobile: Make _____ Model _____ Year _____ License # _____

Other motor vehicles: _____

Have you ever filed for bankruptcy? _____ Have you ever been evicted or asked to move? _____

Have you ever been convicted for selling, distributing or manufacturing illegal drugs? _____

The undersigned hereby declares that all of the above statements are true and correct, and understands that false statements may result in the rejection of this and any future application for housing which we manage. The undersigned further agrees that all persons or firms named above may freely give any requested information concerning me, and hereby waives all right of action for any consequences resulting from such information. Applicant's signature below authorizes investigation of all statements contained herein by Matel Property Management, including, but not limited to, the obtaining of a credit report and criminal background check. The undersigned further understands that Matel Property Management will retain a copy of this application and all submitted documents whether approved or not.

Owner will require a payment of \$ _____, which is to be used to screen Applicant with regard to credit history and other background information. The amount charged is itemized as follows:

- | | |
|---|-------------------------------------|
| 1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screen reports | \$13.00 - \$25.00 |
| 2. Cost to obtain, process, & verify applicant information (including staff time and other costs) | \$12.00 LOCAL / \$17.00 OUT OF AREA |

The undersigned hereby offers to rent/lease the property generally described as:

Property Address _____ Apt. No. _____

the rent for which is \$ _____ per month, and upon approval agrees to sign a rental or lease agreement and to pay all sums due, including required security deposit of \$ _____ before occupancy.

Date

Applicant Signature (Required)

Matel Property Management proudly supports the spirit and intent of all local, state, and federal fair housing laws. We do not refuse to rent or lease any housing accommodations or property, nor in any other way discriminate against a person because of sex, marital status, race, creed, religion, age, familial status, physical or mental handicap, color, or national origin.



MATEL PROPERTY MANAGEMENT
806 14th STREET
MODESTO, CA 95354

REQUIREMENTS FOR PROCESSING YOUR APPLICATION

A complete, separate application is required from each adult (anyone 18 years and older) who intends to reside at the property.

A credit report will be obtained for each applicant. Bankruptcies that have not been discharged, money owing to a previous landlord, outstanding utility bills, and/or any evictions within the past 10 years may disqualify an application. Criminal background checks may be required on properties that fall under HOA guidelines. We do not accept co-signers.

Applicants must provide:

- A. All landlords' names and contact information.
- B. Current driver's license or California ID and Social Security card.
- C. Proof of income. All income must be lawful and verifiable. Cash or letters from your employer are not verifiable income. Acceptable forms of verification include, but are not limited to:
 1. Two (2) most current paystubs.
 2. IRS 1040 (first two pages of the last year's tax return) and/or Schedule C (profit and loss statement of the last year's tax return).
 3. Three (3) months bank statements showing deposits.
 4. Letters of award (SSI, SSA, AFDC, TANF, etc)
 5. Court ordered (filed and stamped) child support.

Applicants must have a combined total income of close to three (3) times the amount of rent in order to qualify.

Please note that missing and/or incomplete information may delay or prevent verification, permitting another application to be approved before yours.

Deposits may be increased due to the following:

- A. Lack of landlord references (1 to 3 years)
- B. Less than one (1) year of employment.
- C. Poor credit or no credit
- D. Foreclosure

We do not want to waste your time! If you have bad credit (i.e. collections, judgments, wage attachments, bankruptcy, child support obligations or an eviction) you will need to explain in writing.

All security deposits must be paid within twenty-four (24) hours of application approval. Security deposits must be paid in a Cashier's Check. **No personal checks will be accepted.** If a pet deposit is required, it is an additional \$200.00 **per pet**. Please note that a security deposit will only hold the property for seven days from the date of availability.

A full month's rent and deposit must be paid in full prior to move-in. All persons 18 and older must sign the rental agreement prior to move-in. **Absolutely no keys will be released without all parties signatures.** (Prorated rent is paid on the first of the following month. No one may move in on a prorated rent.)

Application fees are non-refundable and we **do not** track our applications. Applications will not be pre-screened. **If you do not agree with any of the above statements or do not feel that you meet our requirements, do not submit an application.** Applications will be processed as quickly as possible (typically 3-5 business days). We will contact you if we have any questions during processing and/or when your application has been completed. Please allow **at least** three business days before calling to check on the status of your application. Applications are good for 30 days from the day on which they are received.

I hereby authorize Matel Property Management to keep a copy of the application and all documents submitted. Your signature is your agreement to the above.

Applicant Signature: _____ Date: _____