

APPLICATION TO RENT

(All sections must be completed)

Individual applications required from each occupant 18 years of age or older.

Last name		First Name		Middle Name		Social Security Number or ITIN	
Other names used in the last 10 years				Work phone number ()		Home phone number ()	
Date of birth		E-mail Address			Mobile/Cell phone number ()		
Photo ID/Type		Number		Issuing government		Exp. Date	Other ID
1.	Present Address			City		State	Zip
	Date in	Date out	Owner/Agent Name			Owner/Agent Phone Number	
	Reason for Moving					Current Rent \$ /Month	
2.	Previous Address			City		State	Zip
	Date in	Date out	Owner/Agent Name			Owner/Agent Phone Number	
	Reason for Moving						
3.	Previous Address			City		State	Zip
	Date in	Date out	Owner/Agent Name			Owner/Agent Phone Number	
	Reason for Moving						
Proposed Occupants: List all in addition to yourself	Name			Name			
	Name			Name			
	Name			Name			
Will you have pets?	Describe			Will you have a waterbed?		Describe	
	How did you hear about this rental?						
<input type="checkbox"/> I am <input type="checkbox"/> am not a member of the Armed Forces (including the National Guard and Reserves)							
A.	Present occupation or source of income			Employer Name			
	Dates of Employment		Supervisor's phone number ()		Employer Address		
	Name of your supervisor			City, State, Zip			
B.	Present occupation or source of income			Employer Name			
	Dates of Employment		Supervisor's phone number ()		Employer Address		
	Name of your supervisor			City, State, Zip			
Current Gross Income \$ Per		<input type="checkbox"/> Week <input type="checkbox"/> Month <input type="checkbox"/> Year		Check one Please list ALL of your financial obligations below			
Name of your bank		Branch or address			Account Number		
In case of emergency, notify:		Address: Street, City, State, Zip			Relationship		Phone
1.							
2.							
Personal References:		Address: Street, City, State, Zip		Length of Acquaintance	Occupation	Phone	
1.							
2.							

Automobile: Make: _____ Model: _____ Year: _____ License#: _____

Automobile: Make: _____ Model: _____ Year: _____ License#: _____

Other motor vehicles: _____

Have you ever filed for bankruptcy? Yes No Have you ever been evicted or asked to move? Yes No

I hereby certify that I am at least 18 years of age, and legally capable of making this declaration. I attest that all information given on this application is true and correct. I hereby authorize verification of all references and facts, including, but not limited to, current and previous landlords, employers, and personal references by owner/agent's tenant screening company, Contemporary Information Corporation.

I hereby authorize owner/agent to obtain a complete background check that may contain any or all the following; unlawful detainer(s), credit report(s), bad check information, criminal records, tenancy payment information, and/or any other information that may be necessary to determine my suitability for tenancy. I agree to furnish additional personal identifying information, credit and/or personal references upon request. I understand that incomplete or incorrect information provided in this application may cause a delay in processing which could result in denial of tenancy. Furthermore, I hereby waive any claim and release from liability, any person or entity providing or obtaining said verification or additional information.

For more information, or to dispute anything that is contained in your tenant screening report, please contact:

**Consumer Relations
Contemporary Information Corporation (CIC)
42913 Capital Drive, Unit 101
Lancaster, CA 93535
Toll Free (800) 288-4757, or online at www.cicreports.com.**

Owner/Agent will require payment of \$ _____, which is to be used to screen Applicant with respect 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 screening reports \$ _____
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ _____
3. Total fee charged (cannot exceed \$30 per applicant, which may be adjusted annually with the CPI as of 1-1-98) \$ _____

The undersigned is applying to rent the premises designated as:

Apt # _____ Located at _____

The rent for which is \$ _____ per _____. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of \$ _____, before occupancy.

For CA applicants only, I would like to request a copy of my report.

I request a copy of my report

Date

Applicant (signature required)

OUR CODE FOR EQUAL HOUSING OPPORTUNITY

We support the spirit and intent of all local, state, and federal fair housing laws for all residents without regard to race, color, sex, religious, mental or physical disability, age, marital status, sexual orientation, family status, or national origin.

We reaffirm the belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public.

Therefore, we agree to abide by the following provisions of this Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
- We agree to set and implement fair and reasonable housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy.
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering."
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.

RENTAL APPLICANT REFERENCE FORM

- This form is used to acquire information concerning the rental history of the Applicants for rental housing. The information provided by the current or previous Owner/Agent may be used solely for the purpose of evaluating the application for rental housing.
- The Owner/Agent requesting this information must receive authorization from the Applicant before obtaining the information. Such authorization is approved if Applicant's signature is provided in section 2. Copies of the Applicant's signature and this form are acceptable.
- The Applicant may be contacted to verify the validity of this application.

1. Individual requesting the rental reference

Name of Owner/Agent Patch & Clean Management Corp. DBA P&C Property Care
Address 3101 Maguire Blvd. Unit # 280
City Orlando State FL Zip 32803
Phone number (407) 730-2951 Fax number (407) 730-6404

2. Authorization by rental Applicant for the release of information

I hereby authorize the release of the information requested on this Rental Applicant Reference Request to the Owner/Agent listed above. I hereby recognize that the Owner/Agent can make copies of this executed page in order to obtain the information requested.

Name _____ Phone Number (_____) _____
Signature _____ Date _____

3. Applicant's rental information

Name of rental community (if any) _____
Mailing address of rental community _____
Address of rental unit _____ Unit # _____
City _____ State _____ Zip _____
Name of Owner/Agent _____
Phone number (_____) _____ Fax number (_____) _____
Move-in date: Month _____ Year _____ Move-out date: Month _____ Year _____ or current resident

4. Rental reference information provided by former or current Owner/Agent

Did Applicant live at your property during the period indicated above? yes no
If not, what were the dates of occupancy? From (month/year): _____ / _____ To (month/year): _____ / _____
How many times during the past 12 months was the Applicant tardy with rent? 0 1-2 3-5 6 or more
Was any check from Applicant returned due to non-sufficient funds (NSF)? yes no
Did you ever file for an unlawful detainer against Applicant for unpaid rent? yes no
If yes, what was the result? _____

Does Applicant owe any amount for delinquent rent, utilities or damage to unit? yes no
Did Applicant provide notice for ending tenancy according to the terms of the rental agreement? yes no
 Not applicable because Applicant still resides at unit
Did Owner/Agent ever serve a Three Day Notice to Applicant yes no
If yes, please explain: _____

Information provided by: Name _____ Phone number (_____) _____
Information obtained by: Phone Mail Fax

Please mail or fax this form to the person listed in section 1 as soon as possible (within 24-48 hours)

Form Provided by Contemporary Information Corp.
For Membership Information or to Order Forms Call (800) 288-4757
or Visit our Website at www.contemporaryinfo.com





Date: _____

To (Supervisor): _____

Email: _____

From: P&C Properties

Email: managerpropertycare@gmail.com

Re: **Verification of Employment for** _____

Authorization by rental applicant for the release of information:

I hereby authorize the release of the information requested on this Verification of Employment to the Owner/Agent listed above. I hereby recognize that the Owner/Agent can make copies of this executed page in order to obtain the information requested.

Print name: _____ Phone Number: (____) _____

Signature: _____ Date: _____ 20____

I am currently doing a preliminary screening to see if _____ is qualified to rent one of our properties. In order to do that I need to verify some information.

Employer Information:

Company Name: _____ Phone Number: (____) _____

Print Name: _____

Signature: _____ Date: _____ 20____

- 1. Can you verify that they are employed with you? **Y/N**
- 2. What is their current salary (\$____hourly /Salary?) **Y/N**
- 3. When did they start working for the Company? _____
- 4. Current position _____?

Please email me back or call my office at (407) 730-2951 should you have any questions.

Any additional comments:

Thank you,
FABIAN BERASTEGUI
Lic. Real Estate Broker

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identity theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.
- In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.
- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need -- usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
<p>1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates</p> <p>b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:</p>	<p>a. Consumer Financial Protection Bureau 1700 G Street, N.W. Washington, DC 20552</p> <p>b. Federal Trade Commission: Consumer Response Center – FCRA Washington, DC 20580 (877) 382-4357</p>
<p>2. To the extent not included in item 1 above:</p> <p>a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks</p> <p>b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act</p> <p>c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations</p> <p>d. Federal Credit Unions</p>	<p>a. Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050</p> <p>b. Federal Reserve Consumer Help Center P.O. Box. 1200 Minneapolis, MN 55480</p> <p>c. FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106</p> <p>d. National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314</p>
<p>3. Air carriers</p>	<p>Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, S.E. Washington, DC 20590</p>
<p>4. Creditors Subject to the Surface Transportation Board</p>	<p>Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, S.W. Washington, DC 20423</p>
<p>5. Creditors Subject to the Packers and Stockyards Act, 1921</p>	<p>Nearest Packers and Stockyards Administration area supervisor</p>
<p>6. Small Business Investment Companies</p>	<p>Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, S.W., 8th Floor Washington, DC 20416</p>
<p>7. Brokers and Dealers</p>	<p>Securities and Exchange Commission 100 F Street, N.E. Washington, DC 20549</p>
<p>8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations</p>	<p>Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090</p>
<p>9. Retailers, Finance Companies, and All Other Creditors Not Listed Above</p>	<p>FTC Regional Office for region in which the creditor operates or Federal Trade Commission: Consumer Response Center – FCRA Washington, DC 20580 (877) 382-4357</p>

CALIFORNIA SUMMARY OF CONSUMER RIGHTS CALIFORNIA CIVIL CODE §1785.15(f)

The following are your rights as a consumer in regard to consumer credit reports in the following form: “You have a right to obtain a copy of your credit file from a consumer credit reporting agency. You may be charged a reasonable fee not exceeding eight dollars (\$8). There is no fee, however, if you have been turned down for credit, employment, insurance, or a rental dwelling because of information in your credit report within the preceding 60 days. The consumer credit reporting agency must provide someone to help you interpret the information in your credit file.

You have a right to dispute inaccurate information by contacting the consumer credit reporting agency directly. However, neither you nor any credit repair company or credit service organization has the right to have accurate, current, and verifiable information removed from your credit report. Under the Federal Fair Credit Reporting Act, the consumer credit reporting agency must remove accurate, negative information from your report only if it is over seven years old. Bankruptcy information can be reported for 10 years.

If you have notified a consumer credit reporting agency in writing that you dispute the accuracy of information in your file, the consumer credit reporting agency must then, within 30 business days, reinvestigate and modify or remove inaccurate information. The consumer credit reporting agency may not charge a fee for this service. Any pertinent information and copies of all documents you have concerning an error should be given to the consumer credit reporting agency.

If reinvestigation does not resolve the dispute to your satisfaction, you may send a brief statement to the consumer credit reporting agency to keep in your file, explaining why you think the record is inaccurate. The consumer credit reporting agency must include your statement about disputed information in a report it issues about you.

You have a right to receive a record of all inquiries relating to a credit transaction initiated in 12 months preceding your request. This record shall include the recipients of any consumer credit report. 2 You may request in writing that the information contained in your file not be provided to a third party for marketing purposes.

You have a right to place a “security alert” in your credit report, which will warn anyone who receives information in your credit report that your identity may have been used without your consent. Recipients of your credit report are required to take reasonable steps, including contacting you at the telephone number you may provide with your security alert, to verify your identity prior to lending money, extending credit, or completing the purchase, lease, or rental of goods or services. The security alert may prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that taking advantage of this right may delay or interfere with the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or cellular phone or other new account, including an extension of credit at point of sale. If you place a security alert on your credit report, you have a right to obtain a free copy of your credit report at the time the 90-day security alert period expires. A security alert may be requested by calling the following toll-free telephone numbers: Equifax 1-800-525-6285; Experian 1-800-397- 3742; TransUnion 1-800-680-7289. California consumers also have the right to obtain a “security freeze.”

You have a right to place a “security freeze” on your credit report, which will prohibit a consumer credit reporting agency from releasing any information in your credit report without your express authorization. A security freeze must be requested in writing by mail. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or cellular phone or other new account, including an extension of credit at point of sale. When you place a security freeze on your credit report, you will be provided a personal identification number or password to use if you choose to remove the freeze on your credit report or authorize the release of your credit report for a specific party or period of time after the freeze is in place. To 3 provide that authorization you must contact the consumer credit reporting agency and provide all of the following:

- (1) The personal identification number or password.
- (2) Proper identification to verify your identity.
- (3) The proper information regarding the third party who is to receive the credit report or the period of time for which

the report shall be available to users of the credit report.

A consumer credit reporting agency must authorize the release of your credit report no later than three business days after receiving the above information.

A security freeze does not apply when you have an existing account and a copy of your report is requested by your existing creditor or its agents or affiliates for certain types of account review, collections, fraud control, or similar activities.

If you are actively seeking credit, you should understand that the procedures involved in lifting a security freeze may slow your application for credit. You should plan ahead and lift a freeze, either completely if you are shopping around, or specifically for a certain creditor, before applying for new credit.

A consumer credit reporting agency may not charge a fee to a consumer for placing or removing a security freeze if the consumer is a victim of identity theft and submits a copy of a valid police report or valid Department of Motor Vehicles investigative report. A person 65 years of age or older with proper identification may be charged a fee of no more than \$5 for placing, lifting or removing a security freeze. All other consumers may be charged a fee of no more than \$10 for each of these steps.

You have a right to bring civil action against anyone, including a consumer credit reporting agency, who improperly obtains access to a file, knowingly or willfully misuses file data, or fails to correct inaccurate file data.

If you are a victim of identity theft and provide to a consumer credit reporting agency a copy of a valid police report or a valid investigative report made by a Department of Motor Vehicles investigator with peace officer status describing your circumstances, the following shall apply:

(1) You have a right to have any information you list on the report as allegedly fraudulent promptly blocked so that the information cannot be reported. The information will be unblocked only if (A) the information you provide is a material misrepresentation of the facts, (B) you agree that the information is blocked in error, or (C) you knowingly obtained possession of goods, services, or moneys as a result of the blocked transactions. If blocked information is unblocked, you will be promptly notified.

(2) You have a right to receive, free of charge and upon request, one copy of your credit report each month for up to 12 consecutive months."

LOUISIANA APPLICANTS OR RESIDENTS ONLY:

You have the right to be given notice by landlords of the application fee(s). You have the right to be notified if credit scores, employment history, criminal history, or eviction records are considered on your application. You have the right to submit a statement to landlords explaining, in 200 words or less, if you have experienced financial hardship because of a state or federally declared disaster or emergency and how the hardship has impacted your credit, employment, or rental history. You also have the right to be given notice on if the statement of financial hardship is required to reference the COVID-19 pandemic and hurricanes.

NEW YORK AND MAINE APPLICANTS OR RESIDENTS ONLY:

You have the right to inspect and receive a copy of any investigative consumer report requested by an agent of a rental property you have applied for by directly contacting the consumer reporting agency that provided the report.

WASHINGTON STATE APPLICANTS OR RESIDENTS ONLY:

The rental property agent does not accept a "comprehensive reusable tenant screening report" and uses an outside screening company to conduct a credit, rental and criminal background check. The screening cost was indicated prior to purchasing the consumer report before being provided with this application. You have the right to obtain a free copy of the report and information on how to file a dispute by contacting CICReports. The rental property agent's criteria for denial should be requested from the agent.