

# Rental Application for ...First Name ... ..Last name ...

**Address: Avalon Apt, 1911 California Street, unit#.....  
Mountain View, CA 94040**

Submitted on ... /... /2021 at .....AM/ PM  
Rent \$ .....  
Desired Move In ... /... /2021  
Applying with: .....Full name .....

## Applicants

.... Full name.....

Email: .....

Phone: .....

**Pets** Applicant did not provide any pets

## Vehicles

Make: ..... Model: ..... Color: ..... License # ..... Year: ....

## Emergency Contact

Name .....  
Address .....  
Phone Number .....  
Relationship .....

## Residential History

Current Address: .....

Resided From ..... to --  
Monthly Rent .....  
Landlord ..... - Phone: .....  
Reason for leaving .....

Previous Address .....  
Resided From .....to .....  
Monthly Rent .....  
Landlord ..... Reason for leaving .....

**Income** \$ .....

## Employment Details

Employer Name .....  
Address .....Employer Phone Number --  
Monthly Salary .....  
Position Held .....  
Years Worked .....

Supervisor Name --  
Supervisor Email Address –

**Personal Information**

Date Of Birth .....  
SSN (or ITIN) .....  
Driver's License .....  
State .....

**Financial Information**

**Bank Accounts**

**Credit Cards**

**Questions:**

Have you ever been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform) any obligation of a rental agreement or lease?

Have you ever been convicted of a crime? YES..... NO .....

Have you ever filed suit against a landlord? YES..... NO .....

Do you have a waterbed, an aquarium or any other water filled furniture? YES..... NO .....

Are you a smoker? YES..... NO .....

Please confirm the community address and unit # you are applying for:

Avalon Apt, 1911 California Street, unit #.....

**Persepolis Property Management Terms of Agreement**

The following Application Agreement will be signed by all applicants prior to signing a lease contract. While some of the information below may not yet be applicable to your situation, there are some provisions that may become applicable prior to signing a lease contract. To continue with this online application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.

1. Lease Contract Information. The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Contract Information above

2. Application Fee (nonrefundable). You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork. It's nonrefundable
3. Application Deposit (may or may not be refundable). In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below. The application deposit is not a security deposit. However, it will be credited toward the required security deposit when the Lease Contract has been signed by all parties; OR it will be refunded under paragraph 10 if you are not approved; OR it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 6 or 7.
4. Approval When Lease Contract Is Signed in Advance. If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.
5. Approval When Lease Contract Isn't Yet Signed. If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
6. If You Fail to Sign Lease Contract After Approval. Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person, by telephone or by email, or within 5 days after we mail you our approval. If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.
7. If You Withdraw Before Approval. You and any co-applicant may not withdraw your application or the application deposit. If you or any co-applicant withdraws an application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.
8. Completed Application. An application will not be considered "completed" and will not be processed until all of the following have been provided to us: a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; an application deposit has been paid to us. If no item is checked, all are necessary for the Application to be considered completed.
9. We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day period may be changed only by separate written agreement.
10. Refund After Nonapproved. If you or any co-applicant is disapproved or deemed disapproved under paragraph 9, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
11. Extension of Deadlines. If the deadline for signing, approving, or re-funding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.
12. Notice to or from Co-applicants. Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
13. Keys or Access Devices. We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable

rents and security deposits have been paid in full.

14. Signature. Our reception of this application is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract

## **Applicant Authorization**

By checking the box and electronically signing your full name below, you declare that all your statements in this application are true and complete. If you fail to answer any question or give false information, the property may reject your application, retain all application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy.

By submitting this electronic application, you are directing and authorizing Persepolis Property Management to verify the information you've provided and obtain additional background information about you through any means, including (i) using a third-party consumer reporting agency, to prepare a consumer report or an investigative consumer report and/or (ii) verifying information by contacting personal and professional references, employers and other rental housing owners. You further direct and authorize Persepolis Property Management to obtain from any law enforcement agency, present or past employer or supervisor, landlord, finance bureau/office, credit bureau, collection agency, college, university or other institute of learning or certification, private business, military branch or the national personnel records center, personal reference and/or other persons, and authorize the same to give records or information that any such entities may have concerning your status as a registered sex offender (as allowed by law), criminal history (as allowed by law), motor vehicle/driving history, earnings history, credit history, character, general reputation, personal characteristics, mode of living, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature. Preparation of all consumer reports and investigative consumer reports will follow federal, state and local laws and regulations.

You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any consumer report or investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to tenants is an investigation into your prior rental history, education, and employment. You also acknowledge that our Privacy Policy is available to you.

I understand that if I want a paper copy of this Applicant Authorization, I may print it out or I may request a copy by contacting Persepolis Property Management. I understand that typing my name in the "Authorized/Acknowledged by" section, checking the box next to the words "I have received...", and clicking on the Submit Application button below, constitutes my electronic signature, dated as of when I click on the Submit Application button, and that by doing so:

- I am authorizing Persepolis Property Management to conduct the background check(s) described above.
- I am consenting to use electronic means to (i) sign this form, (ii) receive the Applicant Authorization appearing above, and (iii) receive any legal notices electronically.

X I have received and read a copy of the Terms of Agreement shown above. I have also received and read a copy of the Summary of Your Rights Under the Fair Credit Reporting Act.

Authorized/Acknowledged by (Type your Full Name below):

Full name: ..... Date: ..... Signature: .....