



Please return to: Quaglino Properties, LLC
 815 Fiero Lane
 San Luis Obispo, Ca 93401
 P: 805.543.0561
 F: 805.543.0214
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RESIDENTIAL RENTAL APPLICATION

Full name of Applicant: _____

Phone Number: (____) _____ Cell Phone Number: (____) _____

E-Mail Address: _____

Applicant's Social Security Number: _____

Present Address: _____

City/State/Zip: _____

Applicant's Driver License No.: _____ State: _____ Exp. Date: _____

Name of Current Landlord/Manager: _____

Landlord/Manager's Phone #: (____) _____ How long at Present Address: _____

Current Rent Amount: _____

Reason for Leaving: _____

If present address is less than one year, list prior address and indicate landlord/manager's name and phone number: _____

Name(s) of all other occupant(s) and relationship to applicant: _____

Present employer: _____ How long with this employer: _____

Supervisors name: _____ Phone Number: (____) _____

Employer's address: _____

Position or Title: _____ Gross Income: \$ _____ Per: _____

If present employment is less than one year, list immediate prior employment information: _____

Other income: \$ _____ Per: _____ Source: _____

Auto Make: _____ Model: _____ Year: _____ License No. _____

State of Registry: _____ Color: _____



Personal Reference: _____ Phone: _____ Relationship: _____

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Have you ever had an Unlawful Detainer filed against you? _____ Been sued by a landlord? _____

Filed Bankruptcy? _____ Been convicted, pled guilty to, or pled no contest to a Felony? _____

If yes to any of the previous questions, please explain: _____

Do you plan to use liquid filled furniture? No _____ Yes _____ Type: _____

Do you have any type of pet? _____ If yes, please explain _____

In case of emergency, person to notify: _____ Relationship: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone Number: _____

Comments: _____

Applicant represents the above information to be true, correct, and complete and hereby authorizes verification of the information provided, including obtaining credit reports at any time during the tenants tenancy at the cost of \$15.00 per applicant, to be paid by applicant. The cost of the credit report is not a deposit or rent and will not be applied to future rent or refunded, even if the application to rent is declined. The application fee may be waived if applicant provides a current credit report. Applicant understands that the landlord may terminate any rental agreement entered into for any misrepresentation made above.

Applicant Signature

Date



RENTAL POLICY

We are an equal opportunity housing provider. We fully comply with the federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

Housing availability policy. We update our list of available rentals as each unit becomes available. A unit that was unavailable in the morning may become available later that same day.

Occupancy guidelines. To prevent overcrowding and undue stress on plumbing and other building systems, we restrict the number of residents who may reside in an apartment/house. In determining these restrictions, we adhere to all applicable fair-housing laws.

Application process. We process each application as rapidly as possible. Items that may delay the process include incomplete applications and inability to contact previous landlords or slow responses from previous landlords. If we are unable to verify information on an application, the application will be denied. We will accept the best qualified applicant(s). If pets are accepted there may be an increased security deposit; a copy of the latest vaccination record will be required at time of signing the rental agreement.

Rental criteria. To qualify for an apartment/house with Quaglino Properties, LLC, you must meet the following criteria:

- a. Complete Applications.** We will not review incomplete applications.
- b. Employment.** You must be able to prove at least one year of employment immediately preceding the date of your application. If you are unemployed, you must provide proof of a source of income.
- c. Rental history.** You must have satisfactory rental references from prior landlords. If you have ever been evicted or sued for any lease violation, we may reject your application.
- d. Credit history.** Your credit record must currently be satisfactory. If your credit history shows any delinquent unpaid debts, we may reject your application.
- e. Criminal history.** If you have ever been convicted of a felony, we may reject your application. If you have been convicted of a misdemeanor involving dishonesty or violence within the past five years, we may reject your application.
- f. Guarantors.** If you do not meet one or more of the above criteria, you may be able to qualify for an apartment/house if you can get a third party to guarantee your lease. The guarantor must pass the same application and screening process before applying his or her income to our income standard.