

RENTAL APPLICATION



Applicant is completing the application as a  Tenant  Co-Signer

**Incomplete applications will not be considered. Any false or misrepresented information you provide or information obtained which proves the application to be fraudulent will be a basis for immediate DISAPPROVAL.**

Property Address: \_\_\_\_\_

Proposed Move in date: \_\_\_\_\_ Rent Amount: \_\_\_\_\_ Security Deposit \_\_\_\_\_

Applicants Name	SSN:	DOB:	DL #	State
Phone # Cell	Home	Work	Other	
E mail address:				
List all other Occupants & Date of Birth:				
_____				
_____				

**Residence History (Past 3 year history) \*\*\*It is important you communicate with your existing landlord for reference purposes, and that they reply to Golden Key Properties in a timely manner, so your application is not delayed.**

Current Address:	City State Zip	From	To
Landlord / Agent Name:	Phone:		
Reason for Moving	Rent/Mortgage Amount		

Previous Address:	City State Zip	From	To
Landlord / Agent Name:	Phone:		
Reason for Moving	Rent/Mortgage Amount		

Previous Address:	City State Zip	From	To
Landlord / Agent Name:	Phone:		
Reason for Moving	Rent/Mortgage Amount		

**Employment Information (Please provide current employment only, not prior)**

Employer:	Supervisor	Contact Ph #
Position:	Monthly Income:	Dates of Employment:

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Position:	Monthly Income:	Dates of Employment:

**Additional Source of Verifiable Income**

Source:	Amount:	per:	Expected Duration:
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## Other Information

Vehicle Make/Model:	Year:	Color:	License #
Vehicle Make/Model:	Year:	Color:	License #
Nearest Relative / Emergency Contact Information – Name / Phone #:			
Do you have Pets or intend to get pets? YES / NO	Type of Pet:	Breed:	Lbs.:
Do you have a Service Animal? YES / NO	Type of Service Animal:	Breed:	Lbs.:

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Have you ever been evicted from any tenancy or had an eviction notice served on you?
<input type="checkbox"/>	<input type="checkbox"/>	Have you ever filed a petition of bankruptcy?
<input type="checkbox"/>	<input type="checkbox"/>	Do you plan to run a business in the residence? If yes, what type? _____
<input type="checkbox"/>	<input type="checkbox"/>	Have you ever been convicted of a misdemeanor or felony other than traffic or a parking violation?
If yes to any of the above, please explain: _____		

### QUALIFYING CRITERIA

1. Each applicant must have satisfactory credit \* Reports supplied by applicants (i.e. credit reports, etc.) will not be accepted.
  2. Combined gross income from verified sources minimum of 3 times the monthly rent amount \*
  3. Each applicant must have 3 years of verified satisfactory rental history \*
  4. Each applicant must have minimum 1 year verified employment within the same trade/field \*
- \*Applicant(s) with deficiencies in one or more of these may be considered on a “Conditional Approval” basis. Ability to comply with “Conditional Approval” terms does not guarantee you will be offered the property. “Conditional Approval” translates to adjusted rental terms, additional Security Deposit, and/or qualified co-signer/Guarantor on the Rental Agreement.**

### IMPORTANT PROCEDURE FOR SUBMITTING THE APPLICATION

1. Each applicant 18 years of age or older must complete their own Rental Application
2. Proof of Income: Provide most recent 2 months’ worth of pay stubs. If applicant is self-employed, we require copies of the last 2 months bank statements, current tax return or other documents to verify income. (Must have name and account # on bank statements).
3. Application fee is \$35.00 per adult, payable by cash, money order or cashier’s check, to Golden Key Properties, Inc.

Applicant represents that all the statements are true and correct and hereby authorizes Golden Key Properties, Inc. to verify and/or acquire the following items, including but not limited to, obtaining a credit report, landlord and employment information. This application is for qualification purposes only and does not in any way guarantee the applicant that he/she will be offered this property. Processing fees are non-refundable. Applicant understands that Golden Key Properties, Inc. can and will accept more than one application on this rental property and in its sole discretion will select the best qualified applicant. An application that is incomplete will not be processed.

\_\_\_\_\_  
Applicant’s Signature

\_\_\_\_\_  
Date

**After approval of Rental Application, applicant will tender secured money (cashier’s check or money order) no less than the agreed security deposit, along with the signed contract to Golden Key Properties within 48 hours of delivery. The property will remain on the market until the rental agreement is signed and Security Deposit is paid. Golden Key also requires a copy of valid photo identification with signed Lease or Rental Agreement paperwork.**

Golden Key Properties, Inc., 5315 Avenida Encinas, Suite 130, Carlsbad, CA 92008  
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