

**Instructions for filling out this application:**

1. All occupants must be listed
2. All occupants over 18 must fill out an application
3. Information requested must be filled out completely
4. If credit score is under 620, a co-signer with a credit score over 700 or an additional deposit of \$500-\$1000 may be required

**Please fax application to 831-455-2087**

**Additional questions:**

1. Have you seen the inside of the property? \_\_\_\_\_
2. Do you have an information sheet (with the picture?) \_\_\_\_\_
3. Do you need to see the property again before we process this application? \_\_\_\_\_
4. Are you prepared to pay the application fee and security deposit at time of lease signing? \_\_\_\_\_
5. Do you comprehend and read English? \_\_\_\_\_  
*If not, you must bring an interpreter over the age of 18 to the lease signing appointment.*
6. Is your rent subsidized by HUD or Section 8? \_\_\_\_\_
7. Are there any repairs or changes you are expecting to the property?  
\_\_\_\_\_
8. Do you have any concerns or questions that should be answered prior to you signing the lease? \_\_\_\_\_
9. Have you given notice to your current landlord? \_\_\_\_\_
10. If Interpreter is needed please provide name \_\_\_\_\_ phone# \_\_\_\_\_

**How did you discover this property?**

Newspaper \_\_\_\_\_ Backuspm.com \_\_\_\_\_ Craigslist \_\_\_\_\_  
 Other website \_\_\_\_\_ sign \_\_\_\_\_ other \_\_\_\_\_

**Multiple Applications**

We may receive multiple applications for this property. We do not necessarily select the first application submitted. Selection of a resident is based upon:

1. Credit history
2. Any criminal record
3. Rental references
4. Income
5. Number and type of pets (if allowed)
6. Move-in date

You will be notified as soon as the process is complete.

Name \_\_\_\_\_ Date \_\_\_\_\_

**Please answer all questions and return this questionnaire with your application (s.)**

Office Address : 19000 Portola Dr. – suite 107  
 Salinas, Ca 93908

# Backus Properties Rental Application

Phone: 831-455-2052

<b>Property to Rent:</b>			
<b>Application Date:</b>		<b>Date you want Rent to Begin:</b>	

What phone number is best to call you this week? \_\_\_\_\_

List names (first & Last and ages of all prospective tenants, including yourself:

		<b>Age</b>				<b>Age</b>	
		<b>Age</b>				<b>Age</b>	
		<b>Age</b>				<b>Age</b>	

Applicant

Co-Tenant

<b>Full Name:</b>		<b>Full Name:</b>	
<b>Home Phone:</b>		<b>Home Phone:</b>	
<b>Birth Date:</b>		<b>Birth Date:</b>	
<b>Social Sec #</b>		<b>Social Sec #</b>	
<b>E-Mail address:</b>		<b>E-Mail address:</b>	
<b>Cell Phone:</b>		<b>Cell Phone:</b>	
<b>Do you smoke:</b>		<b>Do you smoke:</b>	
<b>Have you ever declared bankruptcy?</b>		<b>Have you ever declared bankruptcy?</b>	
<b>Have you ever been evicted?</b>		<b>Have you ever been evicted?</b>	
<b>Have you ever refused to pay rent?</b>		<b>Have you ever refused to pay rent?</b>	
<b>Current Employer:</b>		<b>Current Employer:</b>	
<b>Employer Wk. Ph:</b>		<b>Employer Wk. Ph:</b>	
<b>How long:</b>		<b>How long:</b>	
<b>Monthly Gross:</b>		<b>Monthly Gross:</b>	
<b>Other Income:</b>		<b>Other Income:</b>	

### Ownership or Landlord History

<b>Current Address:</b>		<b>Current Address:</b>	
<b>Current City:</b>		<b>Current City:</b>	
<b>Current State:</b>		<b>Current State:</b>	
<b>Current Zip:</b>		<b>Current Zip:</b>	
<b>Rent or Own?</b>		<b>How Long?</b>	
<b>Landlord Name:</b>		<b>Land Lord Name:</b>	
<b>Landlord Phone:</b>		<b>Landlord Phone:</b>	
<b>Reason for leaving:</b>		<b>Reason for leaving:</b>	

<b>Pets ? Yes <input type="checkbox"/> No <input type="checkbox"/></b>	<b>If so, now many?</b>	<b>List type and breed:</b>
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Have you ever been convicted of a felony? Yes  No

How would you rate your credit? Excellent  Very Good  Average  Poor

Name and phone number of nearest relative: \_\_\_\_\_

<b>Vehicle information: List all cars, trucks, vans trailers, boats, RV's Motorcycles, monocycles, motor bikes, etc.</b>			
<b>Number of Vehicles:</b>		<b>Make &amp; License #</b>	
<b>Make &amp; License #</b>		<b>Make &amp; License #</b>	

I, The UNDERSIGNED APPLICANT, affirm the information contained in this application is true and correct and I authorize Backus Properties to verify all information contained in this application. Misstatements, either false or incorrect shall be deemed reason for denial of occupancy. I also understand if I rent from Backus Properties, and I fail to fulfill my obligations, a negative credit report reflecting my credit may be submitted to a credit reporting agency. I understand this application is the property of Backus Properties.

<b>Signature:</b>		<b>Date:</b>	
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**SPECIAL ADDENDUM**  
**LEASE AGREEMENT WITH MULTIPLE STUDENT APPLICANTS**

Because of the frequent complication with multiple student applications and tenants, the following provisions are agreed:

1. Applications will be received from all residents over 18 and from an appropriate co-signer for each applicant that is not self-supporting. There is a separate Co-Signer Addendum that will be signed.
2. The application/processing fee is \$35 for each applicant and co-signer. This fee is due with application in the form of money order or cashier's check.
3. If accepted, the lease will be in the name of the responsible parties with non-self-supporting tenant listed as allowed occupant.
4. The Management Company will select applicant or co-signer determined to be the most qualified. That person will be designated Primary Tenant. The monthly account debit for the rent and other charges will be from the Primary Tenant's account.
5. The Security Deposit will be in the amount of two times the monthly rent.
6. No pets are allowed.
7. Substitution of the Primary Tenant is not allowed during the lease period. After the lease period, the Primary Tenant may give a 60 day notice of vacancy and Management Company has the option to give notice to vacate to other occupants.
8. After vacancy of all residents, the Security Deposit refund statement will be sent to all persons on the Lease Agreement. If there is a refund, the check will be made out to the Primary Tenant. If there is an amount owed, the amount will be owed by all residents, but Management may hold the Primary Tenant responsible.

_____	_____
Tenant	Date
_____	_____
Tenant	Date
_____	_____
Tenant	Date
_____	_____
Tenant	Date