

Beach Front Property Management

3711 Long Beach Blvd. Suite 814
Long Beach, Ca. 90807

Tel (562) 981-7777 Fax (562) 988-1385
www.bfpminc.com

Rental Application Qualifying Criteria

The following list of guidelines is used to qualify all prospective residents to live in our communities. Individual applications are required from each applicant 18 years of age or older. Please note that this is our current rental criteria nothing contained in these requirements shall constitute a guarantee or representation by Beach Front Property Management, Inc. that any or all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided in our community prior to these requirements going into effect. Applications are processed as received. Several applications may come in at one time.

In consideration of the sum of \$35 for the application fee, Management agrees to reserve Apartment # _____ Located at : _____ for \$ _____ per month. A holding deposit in the amount of \$ _____ maybe required as well to hold the unit listed above. Should Applicant rent said apartment, said sum shall be applied to the Security Deposit.

If this Rental Application is not accepted by Management within three (3) working days from the date it is filled out and given to owners representative or property manager, any deposit amount paid shall be refunded to Applicant. After acceptance of Applicant by Management, Applicant shall have 72 hours grace period to pay the full Security Deposit of \$ _____, thereby committing to the rental of this apartment unit. If, after the 72 hours, Applicant fails to rent said apartment, Management shall retain the amounts paid as liquidated damages. Liquidated damages will be retained to recover what the actual damages are that the landlord would suffer due to cancelled application. Liquidated damages are based on that fact the holding deposit will be considered reasonable compensation for keeping the unit off the market and recouping administrative and such damages.

CERTIFIED FUNDS ONLY (This includes money orders and cashier’s checks.) CASH IS NEVER ACCEPTED.

Please review the information before filling out the rental application. Please note that if you apply to rent at our community you will be expected to pay and bring in the following with your rental application:

- An Application Fee of: \$35 which is a non-refundable fee per applicant. A Holding Deposit: Amount listed above.**
- Proof of income- Two (2) most recent paycheck stubs or if self-employed a copy of a recent State or federal Tax Return or copy of last three (3) bank statements**
- Social Security Card and/or Government Issued Photo ID- verification only-no copies accepted.**
- Applicant(s) that are declined for lack of income can be approved with the following conditions:**
- A qualified guarantor that has verifiable assets in the state of California and -A deposit equal to two (2) times the monthly rent**

Application Scoring Criteria:

Evictions: Any eviction on record is cause for instant disqualification. If you have an eviction on record that is not satisfied, nor a verifiable letter from the owner that it is in error on your record, the application will not be considered.

Income: Income must be at least two and half times (2 ½) the monthly rent to be considered. Income must be verifiable in writing and current. Income is scored based on longevity and gross income amount. If self employed, you need to provide your latest tax return paperwork.

Residency: Points are given for longevity, landlord verification that they would re-rent the apartment and that you left in good standing. If you vacated your last apartment and owe money to a landlord or owner from a security deposit refund, points are deducted. If the landlord would not re-rent to you again due to noise, destruction of the property or similar issues, points are deducted.

Credit Score: Points are scored based on number of positive accounts vs. number of negative accounts. Our credit check provider does not give an actual FICO score, rather a grade (A-F) of your credit history. A bankruptcy, regardless of filing date will be scored negatively. If the credit rating is low, up to three times the rent amount may be required as a deposit.

Criminal Background: If any applicant or adult occupant has a conviction or deferred adjudication for any felony the rental application will be denied. Additionally if any applicant or adult occupant has a conviction or received deferred adjudication for the following misdemeanor offenses the rental application will be denied:

Offenses classified as an offense against a person, an offense against a family, arson, property damage, or destruction, robbery, burglary and criminal trespass, theft or weapons.

Any offense involving any misdemeanor offense for which a person is required to register as a sex offender.

By signing this qualification acknowledgment you agree that you have had the opportunity to review all reasons for denial and acceptance. One Applicant’s signature below represents all Applicants.

Manager Signature

Date

Applicant Signature

Date



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Application to Rent

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

All sections of this form must be completed. If not, the application will be returned to you.

Applying For Apt. #: _____ Located at: _____
Rent per Month: \$ _____ How did you hear about rental? _____ Expected Move-In Date: _____

Name: _____ Former Last Names: _____
(Last, First, Middle Initial)

Cell/Home Phone :() _____ Business/Other Phone:() _____

Social Security Number: ____/____/____ Birthday Month-Day-Year: ____/____/____

Driver's Lic. Number: _____ State Issued: _____ OR

Government Issued ID Type: _____ Other ID Number: _____

Do you have any pets? ___ Yes ___ No If yes, how many? _____ Describe: _____

E-Mail address: _____

LIST ALL ADDITIONAL OCCUPANTS WHO WILL RESIDE IN UNIT:

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

A. RENTAL HISTORY:

1. Current Address: _____
(Street Number, Street Name, Apt. #, City, State, Zip Code)

How Long? From (Month/Year) _____ To: _____ Rent Paid:\$ _____

Owner/Manager: _____ Tel.: _____ Reason For Leaving: _____

2. Previous Address: _____
(Street Number, Street Name, Apt. #, City, State, Zip Code)

How Long? From (Month/Year) _____ To: _____ Rent Paid:\$ _____

Owner/Manager: _____ Tel.: _____ Reason For Leaving: _____

3. Second Previous Address: _____
(Street Number, Street Name, Apt. #, City, State, Zip Code)

How Long? From (Month/Year) _____ To: _____ Rent Paid:\$ _____

Owner/Manager: _____ Tel.: _____ Reason For Leaving: _____

B. Employment:

1. Current Company Name: _____ Tel.: _____
Address: _____ Occupation: _____ Monthly Salary: \$ _____

Name of Supervisor: _____ Dates Employed From (Month/Year): _____ To: _____

2. Previous Company Name: _____ Tel.: _____
Address: _____ Occupation: _____ Monthly Salary: \$ _____

Name of Supervisor: _____ Dates Employed From (Month/Year): _____ To: _____

Do you receive income other than salary? ___ Yes ___ No If yes, Give Source(s) & Amount(s) _____



C. Additional Information:

1. Have you ever had any credit problems? ___ Yes ___ No
2. Have you ever had an unlawful detainer filed against you? ___ Yes ___ No
3. Have you ever been evicted for non-payment of rent or for any other reason? ___ Yes ___ No
4. Have you ever filed for bankruptcy? ___ Yes ___ No
5. Have you ever been convicted of a felony? ___ Yes ___ No If yes, what? _____ When? _____
6. Will you be using any water-filled furniture in your residence? ___ Yes ___ No
7. Have you ever used other names? ___ Yes ___ No If yes, Describe: _____

D. Personal References

Name	Address & City	Phone	Time Known	Relationship
		()		
		()		
		()		

E. Emergency Contact NOTE: Emergency Contact cannot live with you and must be over 18.

Name: _____ Address: _____

Relationship: _____ Phone(s): (_____) _____, (_____) _____

F. Vehicles

Year: _____ Make: _____ Model: _____ Color: _____ License#: _____ Exp.Date: _____ State: _____

Year: _____ Make: _____ Model: _____ Color: _____ License#: _____ Exp.Date: _____ State: _____

G. Applicant's Understanding and Agreement

Applicant represents that all of the above statements are true and correct and hereby authorizes their verification including, but not limited to, the obtaining of a credit report, and agrees to furnish credit references on request. Owner/Agent is authorized, by applicant's signature below, to obtain a credit report now and in the future. Applicant expressly authorizes Landlord to contact all persons or firms named as references, including former landlords and employers, to verify the contents of this Application.

In connection with my application for rental and I understand that background inquiries will be made on myself, including consumer, criminal, driving and other reports. I understand that information will be requested from various federal, state and other agencies and entities, public and private, which maintain records concerning my past activities relating to driving, credit, criminal, civil and other experiences as well as claims involving me in insurance company files.

I authorize, without reservation, any party or agency contacted, to furnish completely and without limitation, any and all of the above mentioned information and any other information related thereto. Further, I will release from liability and hold harmless all requesters and suppliers of information in accordance herewith.

I, as the undersigned, make application to rent housing accommodations designated for the amount and location as set forth above and upon approval of this application, agree to sign a rental or lease agreement and to pay all sums due, including requested deposits before occupancy. Fraudulent information will result in automatic rejection of my Application to Rent and any fees paid will be held by Landlord as liquidated damages.

Date: _____ Applicant Signature: _____

Date: _____ Manager's Signature: _____

