

# SONOMA MANAGEMENT INC.

662 Broadway, Sonoma CA 95476

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www.SonomaManagement.com

**A fee of \$25.00 will be collected from all applicants 18 year of age and older.**

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

The processing time for an application varies; you may call this office during business hours to check on the status of an application.

- This application may be used for all rental properties listed by Sonoma Management Inc.
- Each applicant shall have a good credit rating, which will be verified through a credit-reporting agency. An adverse report such as delinquent accounts or unpaid judgments may disqualify applicant.
- Applicant's employment and/or other sources of income will be verified. Length of employment and/or job stability is a factor of consideration. **ALL Applicants must provide proof of employment by submitting the three most recent pay stubs or bank statements. We require a 33% rent to income ratio. Outstanding debts will be taken into consideration.**
- Current and prior landlord references will be checked. Failure to pay rent on time, give thirty-day notice in writing prior to termination of tenancy, to protect property or to respect the rights of other residents may disqualify the applicant. If using a relative as the reference, please submit copies of cancelled checks showing proof of rent payment.
- Applicant may be disqualified as a result of negative references.
- Stability of residency, (i.e. frequency of moves), and length of residency in the community may be a factor of consideration.
- Applicants must be at least 18 years of age in order to sign the rental agreement. All occupants over the age of 18 must sign the rental agreement.
- Rental agreements for our properties vary between month-to-month and six to twelve-month leases.
- Residents are encouraged to carry their own renters insurance on personal property. Management and owners are not responsible for damage to the resident's personal property and/or automobiles as that is not the result of Management or owner negligence.
- A photocopy of a valid driver's license or identification card is required with application.
- **Overly aggressive, confrontational, rude or unprofessional behavior shown at any point during the application process may indicate an inability to behave well with neighbors and/or management, and may disqualify applicant.**

By signing this rental application (below), you are giving permission for your financial information (salary/wages), to be released to Sonoma Management for the purpose of employment verification. Additionally, by signing this rental application, you are giving permission for your current and prior tenant information to be released to Sonoma Management for the purpose of tenancy verification.

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Applicant's Signature Date

\_\_\_\_\_  
Co-Applicant's Signature Date

Once you have been notified of your approval, you will need to submit a Rental Earnest Money Deposit to insure your execution of the "Rental Agreement." This, along with the first month's rent and security deposit, is to be paid by CASH, CASHIER'S CHECK or MONEY ORDER only.

## Tenant's Personal and Credit Information

(In the event of co-tenant(s) other than Spouse/Domestic Partner, use separate application for each tenant)

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_ Phone #: \_\_\_\_\_

Social Security #: \_\_\_\_\_ Driver's Lic. #: \_\_\_\_\_ Email: \_\_\_\_\_

Co-Tenant \_\_\_\_\_ Date of Birth \_\_\_\_\_ Phone #: \_\_\_\_\_

Social Security #: \_\_\_\_\_ Driver's Lic. #: \_\_\_\_\_ Email: \_\_\_\_\_

Present Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

How long at present address? \_\_\_\_\_ Landlord/Agent Name \_\_\_\_\_ Contact Number \_\_\_\_\_

Previous Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

How long at previous address? \_\_\_\_\_ Landlord/Agent Name \_\_\_\_\_ Contact Number \_\_\_\_\_

### Additional Occupants

Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

### Pets

Dogs \_\_\_\_\_ Cats \_\_\_\_\_ Other \_\_\_\_\_

### Vehicle

Car Make \_\_\_\_\_ Year \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ License \_\_\_\_\_

### Employment History

	Current	Previous	Co-Tenant
Occupation			
Employer			
Self Employed D.B.A.			
Business Address			
Business Phone			
Business Fax (IMPORTANT)			
Type of Business			
Position Held			
Name and Title of Supervisor			
Length of Employment			
Monthly Gross Income			

### References

#### Personal Reference

Name \_\_\_\_\_ Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Length of Acquaintance \_\_\_\_\_ Occupation \_\_\_\_\_

#### Nearest Relative

Name \_\_\_\_\_ Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Relationship \_\_\_\_\_

Have you ever filed a petition of bankruptcy? \_\_\_\_\_ Have you ever been evicted from any tenancy or had an eviction notice served on you? \_\_\_\_\_ Have you ever willingly and intentionally refused to pay any rent when due? \_\_\_\_\_

**I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT, AND AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CREDIT REPORT.** I agree that the landlord may terminate any agreement entered into in reliance on any misstatement made above.

Applicant \_\_\_\_\_ Date \_\_\_\_\_ Co-Applicant \_\_\_\_\_ Date \_\_\_\_\_

### Attention:

All applications must be accompanied by a photocopy of a valid Driver's License or Identification Card