



5530 Garfield Avenue
 Sacramento, CA 95841
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APPLICATION TO RENT

(MUST BE COMPLETE- PLEASE READ REQUIREMENTS ON OTHER SIDE)

Address of Desired Rental: _____ Desired Move-in Date: _____
 Name: _____ Date of Birth: _____
 Phone: Cell _____ Work _____ Home _____ Social Security #: _____
 Email Address: _____ Total Occupants: _____ Driver's License #: _____

Proposed Occupants Name	Age	Relationship	Occupation

Do you have pets? Yes / No If yes, describe: How many? Cats _____ Dogs _____ Other _____
 Is your dog(s): Indoor / Outdoor Do you carry Renter's Insurance? Yes / No Breed(s) _____ Weight _____
 Will you have any liquid furniture? Yes / No If yes, describe _____
 Have you filed bankruptcy? Yes / No If yes, when was it discharged? _____ If not discharged, when was it filed? _____
 Will you be providing day care out of this rental? Yes / No
 Have you ever been evicted? Yes / No If yes, explain _____
 Why are you vacating you present place of residence? _____

Rental History or Home Ownership –Do not include renting from family members

Address	City	State	Zip	Rent	Owner/Mgr Name	Phone	From-To
Present							
Previous							
Previous to Previous							

Work History –Attach most recent pay stubs, last two (2). If self employed, please attach six (6) months bank statements.

	Present Occupation	Prior Occupation
Occupation		
Employer		
Business Address		
Name/Title of Supervisor		
Employer/Supervisor Phone #		
How long employed?		
Gross monthly income?	\$ _____	\$ _____

Personal References

	Address	Phone	Relationship
1.			
2.			

Automobile Make

Model	Year	Color	License Plate Number	State

Applicant represents that statements made above are true and correct and hereby authorizes verification of employment and income sources and references including, but not limited to, the obtaining of a credit report and agrees to furnish additional references upon request. Applicant agrees to hold harmless Miller Property Management, Inc. dba Titan Property Management and previous and future owners or managers from any liability for providing written or verbal information regarding the quality of tenancy. Applicant has read and understood the application information on the reverse side of this application.

Applicant's Signature _____

Date _____

RENTAL REQUIREMENTS

PLEASE READ CAREFULLY

A complete application is necessary from **each adult** (*anyone 18 years or older*) who intends to reside at the property. An application fee is required for each application as a processing fee to check income, landlord rental history or ownership, and credit. The fee is non-refundable once the application processing has begun. We accept payment for processing in cash or money order. No personal checks are accepted for application processing.

Your application fee pays for the following management processing fees:

Acceptance of application/Pre-screen	1/4 hour	\$5.00
Credit Report including operator time	1/4 hour	\$12.50
Verification of information on application	1/2 hour	\$12.50
Minimum cost to Titan Property Management. to process application:		\$30.00

Requirements:

1. Completed application
2. No evictions in past 5 years
3. Minimum 3 years verifiable rental history or ownership (*without relatives as landlord*)
4. Verifiable monthly gross income of three times the monthly rent
(*If self employed, please provide past two years tax returns with both schedule A & C along with your past 6 months bank statements.*)
5. Good credit (*minimum of two positive credit lines*)
6. Valid photo ID (*i.e. driver's license*)
7. Application fee of \$30.00 per adult applicant

Please remember incomplete applications will not be processed. Past landlords and references will be contacted for rental history verification. Employment and income **MUST** be verifiable. Negative references, derogatory credit lines, collections, or unpaid judgments may keep an application from being approved. An application may also be turned down if a bankruptcy has not been discharged or just recently discharged.

Applications are processed as quickly as possible and you will then be contacted. It is difficult to determine in advance how long it will take as we often have to wait for return phone calls from landlords and employers. If your application is approved, you will have 24 hours to submit a deposit. The security deposit and one month's rent must be paid in the form of a cashier's check or money order prior to occupancy. Upon payment of a deposit, we will hold a vacancy by written agreement for up to 10 days. If the property rents before your application is processed you may transfer your application to another of our available properties. Applications are good for a 30 day period, afterward a new application fee is required and the application screening process will start over.

No pets allowed without written consent of Owner or Agent and if approved an additional deposit will be required.

Please understand that approval is not an agreement to rent. The Rental Agreement must be in writing and signed by the Property Manager. **PLEASE READ ALL OF THE ABOVE CAREFULLY BEFORE FILLING OUT AND SIGNING THIS RENTAL APPLICATION ON THE REVERSE SIDE.**

For any questions please contact our office staff:

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