

YODER PROPERTY MANAGEMENT

1109 Tully Road, Modesto, CA 95350
209.544.3607 209.544.3623 FAX
www.yoderproperties.com

Qualification Information

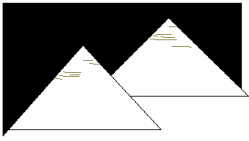
QUALIFICATIONS FOR APPROVAL:

1. **SATISFACTORY LANDLORD REFERENCES:** List your current and previous two Landlord's names and phone numbers, unless you have been in your current residence more than 5 years. Friends or relatives will not be considered Landlords for this purpose. Previous evictions could be cause for disqualification.
2. **INCOME:** Household income from job and/or other sources must be at least 2 ½ times the rent and must be verified.
3. **CREDIT:** Applicants with poor credit may be disqualified. No more than 1/3 of the listed accounts may have a poor rating or poor payment history. Bankruptcies may be considered only if new credit has been established.
4. **OCCUPANCY:** The total number of occupants cannot exceed 2 people per bedroom plus 1 for the unit.
5. **CO-SIGNERS:** May be considered under certain circumstances. If considered, all co-signers are subject to the same requirements as prospective tenants and must sign on the lease agreement.

GENERAL INFORMATION:

1. All adults in household must complete separate applications. Fee per person: **\$25.00-CASH**.
2. If we are able to verify all of your information, we will try to confirm the application within 24 hours.
3. All deposits and rents due must be received in full and all documents must be signed prior to occupancy.
4. All supporting materials furnished with this application become the sole property of Yoder Realty & Management.
5. Applications processed for occupancy after the 20th of the month will be charged the prorated rent for the current month in addition to the following month's rent in advance.
6. **FALSE INFORMATION ON YOUR APPLICATION WILL RESULT IN AUTOMATIC TERMINATION OF THE APPLICATION AND/OR TERMINATION OF TENANCY.**
7. If your application is denied due in part or in whole to adverse information on your credit report, you have the right to dispute inaccurate information and may obtain a copy of your credit report by contacting: Check-Point, 1911 Douglas Blvd. #85-202, Roseville, Ca. 95661; (916) 363-0977.





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Application to rent property at: _____

- Requirements:
1. All persons in the household over 18 years of age must complete an application and sign the lease.
 2. A \$25.00 [CASH] non-refundable processing fee will be charged for each application.
 3. Our verification of past credit history. Poor credit and/or payment schedules could be cause for denial.
 4. Verification by landlords and/or mortgage holder of previous residences for good payment habits.
 5. Combined household income must be equivalent to at least 2 1/2 times the monthly rent.
 6. Maximum number of people allowed in residence: 2 people per bedroom plus 1 for the unit.

WE MUST HAVE A PHOTO COPY OF YOUR DRIVER'S LICENSE AND SOCIAL SECURITY CARD TO PROCESS THIS APPLICATION

Full Name: _____ Home Phone: _____ Work Phone: _____ Date/Birth: _____

Social Security No.: _____ Drivers License No.: _____ State Issued: _____ Mother's Maiden Name: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Date Moved in: _____ Owner/Agent: _____ Phone: _____ Reason for moving: _____

Previous Address: _____ City: _____ State: _____ Zip: _____

Date Moved in: _____ Owner/Agent: _____ Phone: _____ Reason for moving: _____

Previous Address: _____ City: _____ State: _____ Zip: _____

Date Moved in: _____ Owner/Agent: _____ Phone: _____ Reason for moving: _____

Proposed occupants (list all in addition to yourself):

Name _____ Age _____ Name _____ Age _____

Name _____ Age _____ Name _____ Age _____

Name _____ Age _____ Name _____ Age _____

Nearest Relative _____ Relationship _____ Address _____ Phone _____

Emergency Contact _____ Relationship _____ Address _____ Phone _____

Income Status: Employed Full-Time Employed Part-Time Student Unemployed Gov't Assistance

Employer _____ Address _____ Gross Income \$ _____ per _____

Occupation _____ Date hired _____ Supervisor's Name _____ Phone _____

Previous Employer _____ Address _____ Gross Income \$ _____ per _____

Occupation _____ Date hired _____ Supervisor's Name _____ Phone _____

FOR OTHER SOURCES OF INCOME YOU WISH US TO CONSIDER, LIST INCOME, SOURCE AND CONTACT PERSON FOR CONFIRMATION:

Amount: \$ _____ per _____ Source _____ Contact _____

Amount: \$ _____ per _____ Source _____ Contact _____

COPIES OF PAY STUBS, AFDC NOTICE OF ACTION OR OTHER SOURCES OF INCOME MUST BE ATTACHED TO THIS APPLICATION

Bank References:

Name of Bank _____ Branch Address _____ Checking Acct# _____

Name of Bank _____ Branch Address _____ Checking Acct# _____

LIST ALL OF YOUR FINANCIAL OBLIGATIONS BELOW:

Name of Creditor _____ Address _____ Phone No. _____ Mo. Payment \$ _____

1st Vehicle-Make _____ Model _____ Year _____ License No. _____

2nd Vehicle-Make _____ Model _____ Year _____ License No. _____

Motorcycles/Other Vehicles _____ Model _____ Year _____ License No. _____

PERSONAL REFERENCES:

Name _____ Address _____ Phone _____ Relationship _____

Name _____ Address _____ Phone _____ Relationship _____

Have you ever filed for bankruptcy? If so, when: _____

Have you ever been evicted or asked to move? If so, explain: _____

Have you ever willfully refused to pay rent when due? If so, explain: _____

Please give any additional information which might help management evaluate this application: _____

I herby apply to lease the above described premises and agree the rental amount of \$ _____ is payable the FIRST day of each month. I herby certify all statements are true and correct to the best of my knowledge. I understand Yoder Property Management will retain this application if it is approved or not. I understand that as a part of your procedure for processing my Application, an investigative consumer report may be obtained. I authorize Yoder Property Management to contact any individual listed on this application for information as to my character, general reputation, personal characteristics, and mode of living. I understand that I have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation. If my application is denied due in part or in whole to adverse information on my credit report, I have the right to dispute inaccurate information and may obtain a free credit report by contacting: Check Point, 1911 Douglas Blvd. #85-202, Roseville, Ca. 95661; (916) 363-0977.

Signature of Applicant: _____

Dated _____

YODER PROPERTY MANAGEMENT is pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

