

Return Application to:
300 Thornton Dr. Sp # 8
El Cajon, CA 92021
(619) 577-9401

RENTAL GUIDELINES

Income requirements are 2 ½ times the monthly rent

Two (2) years of verifiable income

Two (2) years of verifiable rental residence history

NO EVICTIONS NO EXCEPTIONS

A Credit-Investigative report approved by management on every applicant 18 years and older
or emancipated persons under age 18

Credit report fee is \$25.00 per applicant
(Cash or Money Order only)

All applicants must have a valid SSN# or ITIN# (worker ID#)

NO DRUGS; Management has ZERO tolerance for illegal drug use, sale,
manufacture, or possession

Co-signers are not accepted. We will consider a Guarantor only when an applicant
has met most of the requirements and the Guarantor is a relative who
is a property owner and living in San Diego County

☐ Tenant
☐ Guarantor

Name of Applicant:

APPLICATION TO RENT

All sections must be completed. Individual applications are required from each occupant 18 years of age or older, unless instructed otherwise by Landlord. If any occupant over the age of 18 is not intended to be a signatory to the Rental/Lease Agreement, please contact Landlord regarding their policy prior to completing this Application.

(To be completed by Landlord) Applicant is applying to rent the premises designated as:

Unit. No. (if applicable) _____ Located at _____

PART 1 – PERSONAL INFORMATION & ADDRESS HISTORY					
Last Name		First Name		Middle Name	SSN or ITIN
Other names used in the last 10 yrs.			Work phone number ()		Home phone number ()
Date of birth		E-mail address			Mobile/Cell phone number ()
Photo ID/Type	Number	Issuing Gov.		Exp. date	Other ID
Present address		City		State	Zip
Date in	Date out	Landlord Name			Landlord phone number
Reason for moving out				Current rent \$ /Month	
Previous address		City		State	Zip
Date in	Date out	Landlord Name			Landlord phone number
Reason for moving out				Rent at move-out \$ /Month	
Next previous address		City		State	Zip
Date in	Date out	Landlord Name			Landlord phone number
Reason for moving out				Rent at move-out \$ /Month	

PART 1 – PERSONAL INFORMATION & ADDRESS HISTORY (CONTINUED)		
Proposed Occupants: List all in addition to yourself	Name	
	Name	
	Name	
	Name	



☐ Tenant
☐ Guarantor

Name of Applicant:

PART 2 – INCOME

Income from Employment (If no income is received from employment, write N/A)

Current Employer Name	Job Title or Position	Dates of Employment
Employer address	Employer/Human Resources phone number ()	
City, State, Zip	Name of supervisor/human resources manager	
Current gross employment income amount: \$	(check one) Per ☐ Week ☐ Month ☐ Year	
Prior Employer Name	Job Title or Position	Dates of Employment
Employer address	Employer/Human Resources phone number ()	
City, State, Zip	Name of supervisor/human resources manager	

Income from Other Sources

Other income source _____ Amount \$ _____ Frequency _____

Other income source _____ Amount \$ _____ Frequency _____

PART 3 – ASSETS & LIABILITIES

Name of your financial institution	Branch or address	Account Number	Type of Acct



☐ Tenant
☐ Guarantor

Name of Applicant:

PART 3 – ASSETS & LIABILITIES (CONTINUED)

Please list ALL of your financial obligations below.

Name of Creditor	Address	Phone Number	Monthly Pmt. Amount
		()	
		()	
		()	
		()	
		()	

PART 4 – EMERGENCY CONTACT(S)

In case of emergency, notify:	Address: Street, City, State, Zip	Relation	Phone
1.			
2.			

PART 5 – REFERENCES

Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation	Phone
1.				
2.				



☐ Tenant
☐ Guarantor

Name of Applicant:

PART 6 – MISCELLANEOUS INFORMATION

Vehicles

Automobile #1	Make:	Model:
	Year:	License #:
Automobile #2	Make:	Model:
	Year:	License #:
Other motor vehicles (list all):		

Other Information

Have you ever filed for bankruptcy? ☐ No ☐ Yes
If yes, explain:

Have you ever been evicted or asked to move? ☐ No ☐ Yes
If yes, explain:

Do you have pets? ☐ No ☐ Yes
If yes, describe:

Do you have a waterbed? ☐ No ☐ Yes
If yes, describe:

How did you hear about this rental?



- ☐ Tenant
☐ Guarantor

Name of Applicant:

PART 7 – IGRAA NOTICE

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT

- ☐ Landlord does not intend to request an investigative consumer report regarding the Applicant

Unless the box above is checked, Landlord intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification, as follows: (1) You may appear at the investigative consumer reporting agency identified below in person, (2) you may make a written request for copies to be sent by certified mail to a specified addressee, or (3) you may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provided that this person furnishes proper identification. If you are accompanied by a person of your choosing, the agency may require you to furnish a written statement granting permission to the investigative consumer reporting agency to discuss your file in the other person's presence. The agency that will prepare the report(s) identified in this section is listed below:

Agency 1:

On-Site c/o Real Page
Name of Agency

2201 Lakeside Blvd. Richardson, TX 75082
Address of Agency

Agency 2 (if applicable):

Name of Agency

Address of Agency

If you would like a copy of the report(s) that is/are prepared, please check the box below:

- ☐ I would like to receive a copy of the report(s) that is/are prepared.

If the box above is checked, Landlord agrees to send the report to Applicant within three (3) business days of the date the report is provided to Landlord. Landlord may contract with another entity to send a copy of the report.



- ☐ Tenant
☐ Guarantor

Name of Applicant:

PART 8 – CONSIDERATION OF CREDIT HISTORY

Important Information, read carefully:

Under California law, applicants with a government rent subsidy have the option, at the applicant's discretion, of providing lawful, verifiable alternative evidence of the applicant's reasonable ability to pay the portion of the rent to be paid by the tenant, including, but not limited to, government benefit payments, pay records, and bank statements.

If an eligible applicant elects to submit such alternative evidence, Landlord will consider that alternative evidence instead of the applicant's credit history.

Option 1: Consideration of Credit History

If you either:

- Do NOT have a government rent subsidy OR
- Do have a government rent subsidy but are not choosing to submit alternative evidence of your ability to pay rent to be considered instead of credit history

Applicant: read and check the box below.

Applicant authorizes the Landlord to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history.

☐

Option 2: Alternative Evidence of Ability to Pay (This option is ONLY available to government rent subsidy recipients)

If you both:

- DO have a government rent subsidy AND
- Are choosing to submit alternative evidence of your ability to pay rent to be considered instead of your credit history

Applicant: read and check the box below.

Applicant authorizes the Landlord to obtain reports other than credit reports, such reports may include unlawful detainer (eviction) reports, social security number verification, fraud warnings, previous tenant history and employment history.

Application will not be considered complete until Applicant submits their verifiable alternative evidence of the ability to pay.

☐

By signing below, Applicant represents that all the above statements are true and correct, authorizes verification of the above items, and agrees to furnish additional references upon request. Applicant authorizes Landlord to obtain the reports indicated in Part 8 of this Application. Applicant further consents to allow Landlord to disclose tenancy information to previous or subsequent Landlords.

Date

Applicant (signature required)



☐ Tenant
☐ Guarantor

Name of Applicant:

TO BE COMPLETED BY LANDLORD – SCREENING FEE DISCLOSURE AND ITEMIZATION

Landlord ☒ does ☐ does NOT require payment of a screening fee. If payment of a screening fee is not required, this portion of the Application may be left blank.

Landlord will require payment of a fee, which is to be used to screen Applicant. The total amount of the fee is specified below. As required by California Civil Code Section 1950.6, Landlord's screening process complies with at least one of the policies indicated below (*check one*):

☒ **First Qualified, First Approved.** Landlord's written screening criteria are provided together with this Application. Completed applications are considered in the order received, and the first applicant who meets Landlord's screening criteria will be made an offer to rent. Applicants are not charged a screening fee unless or until their application is actually considered. In the case of payment of a screening fee tendered by cash, check, or money order at the time the Application is submitted, such payment will not be deposited or cashed, as applicable, unless this Application is actually considered. In the case of payment of a screening fee tendered by credit or debit card, payment may be authorized and a hold placed at the time the Application is submitted but such payment will not be charged unless this Application is actually considered. In the event Landlord inadvertently charges screening fees to multiple applicants as the result of concurrent submissions, Landlord will refund the screening fee within 7 days to any applicant whose application is not considered, except as otherwise agreed by applicant. Landlord is not required to refund a screening fee to an applicant whose application is denied, after consideration, because the applicant does not meet the landlord's established, written screening criteria.

☐ **Refund to Denied Applicants.** Landlord will return the entire screening fee to any applicant who is not made an offer to rent, regardless of the reason, within 7 days of selecting an applicant for tenancy or 30 days of when the application was submitted, whichever occurs first.

Total fee for applications subject to credit history review

(Applicable for Applicants who selected **Option 1** in Part 8 of this Application)

\$

Total fee for applications subject to review of alternative evidence of ability to pay

(Applicable for Applicants who selected **Option 2** in Part 8 of this Application)

\$

The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports, as applicable:

Actual cost for screening reports inclusive of credit history

(Applicable for Applicants who selected **Option 1** in Part 8 of this Application)

\$

Actual cost for screening reports NOT including credit history

(Applicable for Applicants who selected **Option 2** in Part 8 of this Application)

\$

2. Cost to obtain, process and verify screening information (may include staff time and other soft costs)

\$

3. \$ 25.- of the screening fee shall be paid directly to Landlord and \$ 25.- shall be paid

directly to On-Site c/o RealPage, which provides screening services, including but not limited obtaining screening reports, on Landlord's behalf.



- ☐ Tenant
☐ Guarantor

Name of Applicant:

Option to receive receipt by email. ☐ (Landlord check only if applicable) If box is checked, Applicant can choose to receive a receipt by email. If you would like to have your receipt emailed

to you, please provide your email address here: *

(Applicant fill in email address, if electing email receipt)

If the box is not checked, or if you do not provide a valid email address, your receipt will be mailed to the present address listed in Part 1 of this Application, or provided personally.



☐ Tenant
☐ Guarantor

Name of Applicant: _____

RECEIPT FOR TENANT SCREENING AND/OR CREDIT CHECKING FEES

On _____, Landlord received \$ _____ from the
(Date)
undersigned, hereinafter called "Applicant," who seeks to rent from Landlord the premises located at:

(Street Address)

Unit # (if applicable) _____

_____, CA _____
(City) (Zip)

(Complete only if applicable) In addition, \$ _____ was paid directly to a third party,
_____, which provides screening services, including but not limited
obtaining screening reports, on Landlord's behalf.

Payment is to be used to screen "Applicant". The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ _____
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ _____
3. Total fee charged (cannot exceed the amount fixed by law) \$ _____

For Landlord Use Only

Screening fees paid by: ☐ Cash ☐ Personal Check ☐ Cashier's Check ☐ Money Order

☐ Credit Card # (Last 4 digits only) _____ MC/VISA/AMEX Expiration Date: _____

Landlord ☐ by _____
Individual Signing for Landlord

Management Co. (If Applicable) Agent for Landlord. Date: _____



- ☐ Tenant
☐ Guarantor

Name of Applicant:

CALIFORNIA APARTMENT ASSOCIATION CODE FOR EQUAL HOUSING OPPORTUNITY

We, the members of the California Apartment Association, support the spirit and intent of all local, state and federal fair housing laws for all residents without regard to protected characteristics including race, color, religion, age, sex, sexual orientation, gender, gender identity, gender expression, genetic information, marital status, military or veteran status, national origin, ancestry, immigration status, familial status, source of income, disability of that person or whether that person is the victim of domestic violence, dating violence, sexual assault, stalking, human trafficking, or abuse of an elder or a dependent adult, or any combination of these characteristics.

We believe that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public. Therefore, as members of the California Apartment Association, we agree to abide by the following provisions of this Code for Equal Housing Opportunity:

1. We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
2. We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy.
3. We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering."
4. We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.



EMPLOYMENT VERIFICATION FORM

- This form is used to obtain information regarding the employment history of Applicants for rental housing. The information provided by the current or former Employer may be used solely for the purpose of evaluating the application for rental housing.
- The Landlord requesting this information must receive authorization from the Applicant before obtaining the information. Such authorization is granted if Applicant's signature is provided in Section 1. Copies of this form and of the Applicant's signature are acceptable. The Applicant may be contacted to verify the authenticity of this request. **Please mail or fax this form to the person listed in section 2 as soon as possible (within 24-48 hours)**

*** TO BE COMPLETED BY APPLICANT ***

1. Authorization by rental Applicant for the release of information

I hereby authorize the release of the information requested on this Employment Verification Form to the Landlord listed below.
I hereby acknowledge that the Landlord can make copies of this executed page in order to obtain the information requested.

Name _____ Phone number (_____) _____

Signature _____ Date _____

TO BE COMPLETED BY LANDLORD

2. Person requesting the employment reference

Name of Landlord _____

Address _____ Unit # _____

City _____ State _____ Zip _____

Phone number (_____) _____ Fax number (_____) _____

3. Applicant's employment information:

☐ Present **OR** ☐ Prior Occupation (check one)

Employer Name _____

Employer Address _____

City _____ State _____ Zip _____

Supervisor's/HR Manager's Name _____ Employer/HR Phone number (_____) _____

Beginning and Ending Dates of Employment _____

Current Gross Income (if applicable) \$ _____

TO BE VERIFIED BY CURRENT OR FORMER EMPLOYER

4. Employment information verification

Is the information provided in Section 3 above correct?

Employer Name	☐ Yes	☐ No
Employer Address	☐ Yes	☐ No
Supervisor's/HR Manager's Name	☐ Yes	☐ No
Employer/HR Phone Number	☐ Yes	☐ No
Beginning and Ending Dates of Employment	☐ Yes	☐ No
Current Gross Income (if applicable)	☐ Yes	☐ No

If No, please explain: _____

Verification provided by:

Name: _____

Title: _____

Phone: (_____) _____

Verification obtained by:

☐ Phone ☐ Mail ☐ Fax



RENTAL APPLICANT REFERENCE FORM

- This form is used to obtain information regarding the rental history of applicants for rental housing.
- The Landlord requesting this information must receive authorization from the Applicant before obtaining the information. Such authorization is granted if Applicant's signature is provided in Section 1. Copies of this form and of the Applicant's signature are acceptable. The Applicant may be contacted to verify the authenticity of this request. **Please mail, fax, or email this form to the person listed in section 2 as soon as possible (within 24-48 hours)**

* TO BE COMPLETED BY APPLICANT *

1. Authorization by rental Applicant for the release of information

I hereby authorize the release of the information requested on this Rental Applicant Reference Form. I hereby acknowledge that the Landlord can make copies of this executed page in order to obtain the information requested.

* Name _____ * Phone number (____) _____
* Signature _____ * Date _____

TO BE COMPLETED BY LANDLORD

2. Person requesting the rental reference

Name of Landlord _____
Address _____ Unit # _____
City _____ State _____ Zip _____
Phone number (____) _____ Email _____
Fax number (____) _____

3. Applicant's rental information

Name of rental community (if any) _____
Address of rental unit _____ Unit # _____
City _____ State _____ Zip _____
Name of Landlord _____
Phone number (____) _____ Fax number (____) _____
Move-in date: Month _____ Year _____ Move-out date: Month _____ Year _____ or ☐ current resident





On Target Properties Inc. Rental Application Instructions

The information needed to process your rental application is as follows.

Applications must be returned in person. No Prior Evictions!

- **RENTAL APPLICATION:** We will process your application on a “First Qualified, First Approved basis. To be eligible to be, “first qualified”, you must return a Complete application. Any missing information including signatures will result in our consideration of the next applicants. We require a complete application and credit for each applicant 18 years and older or emancipated person under 18.
- **APPLICATION FEE:** \$25.00 (Cash or Money Order only) per application. Applicants are not charged a screening fee unless or until their application is actually considered.
- **IDENTIFICATION:** We require current proof of identification. A valid Driver’s license or Passport and SSN# or ITIN# for each applicant.
- **PROOF OF INCOME:** Combined gross monthly income must be 2 ½ times the monthly rent. Please provide any of the following.
 - Last Three (3) Paycheck stubs
 - Bank Statements (3 consecutive months)
 - Proof of future income (settlement, contract, etc)
 - Other proof of income.

Apts.
only

~~Proof of Renter's Insurance: will be required prior to signing a rental agreement. The property and address added as additional insured.~~

We follow all federal & State housing laws and do not discriminate against any person based on race, color, religion, sexual orientation, national origin, familial status or handicap.

NOTE: Management will consider reasonable accommodation to the requirements upon request.

Rvsd 2025_06