



7638 North Ingram Ave, Ste 104
Fresno, California 93711
Phone (559) 224-4008 Fax (559) 224-4567
www.foxpm.net

RENTAL APPLICATION INFORMATION

Thank you for considering renting a house/condo/apartment from Fox Property Management. We will do everything possible to expedite your request to live in one of our homes, condos, or apartments. Each property has specific requirements for income and a limit on the number of occupants allowed. **Please make sure you're aware of these conditions before you submit your application.** For example, most single-family homes and condos require verifiable income of at least 3 times the monthly rent; apartments require 2½ times. Additionally, there is a limit on the number of people (without any restriction of age) that can live in one of our rental properties. The limit is usually 2 people per bedroom, plus one for the "unit." That means no more than 3 people may occupy a one-bedroom unit; 5, a two-bedroom; 7, a three-bedroom; and so on. Because of the size or configuration of the rental unit these guidelines may be modified as necessary. Fox Property Management reserves the right to adjust them as required. The standard initial rental period is for a minimum of one (1) year.

Not all rental properties allow pets. Those that do accept pets have restrictions on the type, size and number. If you have a Companion/Service animal, YOU MUST provide a current Doctor's letter or Certification to verify the animals' status.

The following information is required to process your application: (Once submitted, all documents become the property of Fox Property Management and cannot be returned.)

1. **Completed** individual Rental Application **for each occupant** 18 years of age or older. The word "completed" is emphasized (to include a signature) -incomplete applications will not be processed.
2. A copy of a valid, Government issued, photo ID (e.g., driver's license, etc.) for each applicant.
3. A copy of a valid social security card for each adult applicant.
4. **\$35.00 processing fee for each adult applicant.** **MONEY ORDER OR CASHIER'S CHECK ONLY – No Cash or personal checks are accepted for application fees.** **The application fee is non-refundable, unless your application is NOT processed.**
5. Copies of recent pay stubs (2-3) and/or a current W-2; last 2-3 months' bank statements if self-employed.
6. A completed Rental Application (and processing fee) is also required for all Co-Signers/Guarantors. There is a separate Information Sheet for Co-Signers/Guarantors.

If you provide a completed application with all required attachments, and your rental references and job verification contacts return our calls and cooperate, we can usually give you an answer of approval/disapproval within 3 to 4 business days. If you are approved, you would then be required to pay the required security deposit within 24 hours to hold the unit and, generally, start paying rent and take possession of the property within 10 days. **The security deposit money and 1st month's rent must be in the form of a money order or cashier's check. Personal checks are not accepted for the initial payments.**



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As required by law, you are hereby notified that a positive or negative credit report reflecting information on your credit record may be submitted to a credit reporting agency or to a recognized law enforcement agent if you fail to fulfill the terms of your credit obligations. Providing false or incomplete information may be a basis to deny your application for housing and can void your lease should you be accepted as a resident, resulting in an immediate eviction.

Do you have a Section 8 voucher? Yes ___ No ___, If yes, number of bedrooms: ___; maximum dollar amount: _____

Individual application required from each occupant 18 years of age or older. Tenant Guarantor

In order to process your application to live in one of our rental communities or single family homes, you must provide us with all the information requested below. **PLEASE PRINT CLEARLY. All sections must be completed.**

Address of house, condo or apartment applying for: _____ Date Submitted: _____

PROPOSED OCCUPANTS: **Desired move-in date:** _____

FIRST NAME _____ MIDDLE INITIAL _____ LAST NAME _____ SUFFIX _____
(e.g., Jr, Sr, II, etc.)

Other Names used in the last 10 years: _____ Date of Birth: _____ Social Security # _____

Government Issued Photo ID (# & Type) _____ Email address: _____

HOME PHONE () _____ WORK PHONE () _____ CELL PHONE () _____

FULL NAME (OF ALL OTHER PROPOSED OCCUPANTS) and RELATIONSHIP (If under 18, must show date of birth)

1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

I am am not a member of the Armed Forces of the United States (including the National Guard and Reserves)

RENTAL HISTORY: (A MINIMUM FIVE YEARS HISTORY OF WHERE YOU LIVED IS REQUIRED).

FAMILY MEMBERS CANNOT BE USED FOR RENTAL REFERENCES BUT MUST BE LISTED.

CURRENT ADDRESS: _____
NUMBER STREET APT.# CITY STATE ZIP

FROM ___ TO ___ AMT RENT/MORTGAGE PAID? _____ REASON FOR LEAVING: _____

OWNER/AGENT OR BUILDING NAME _____ PHONE # _____

PREVIOUS ADDRESS: _____
NUMBER STREET APT.# CITY STATE ZIP

FROM ___ TO ___ AMT RENT/MORTGAGE PAID? _____ REASON FOR LEAVING: _____

OWNER/AGENT OR BUILDING NAME _____ PHONE # _____

NEXT PREVIOUS ADDRESS: _____
NUMBER STREET APT.# CITY STATE ZIP

FROM ___ TO ___ AMT RENT/MORTGAGE PAID? _____ REASON FOR LEAVING: _____

OWNER/AGENT OR BUILDING NAME _____ PHONE # _____

NEXT PREVIOUS ADDRESS: _____
NUMBER STREET APT.# CITY STATE ZIP

FROM ___ TO ___ AMT RENT/MORTGAGE PAID? _____ REASON FOR LEAVING: _____

OWNER/AGENT OR BUILDING NAME _____ PHONE # _____

EMPLOYMENT/SOURCE OF INCOME:

CURRENT EMPLOYER _____ ADDRESS _____

GROSS MONTHLY SALARY \$ _____ POSITION _____ HOW LONG? ___ YRS ___ MOS

SUPERVISOR _____ BUSINESS PHONE () _____

CURRENT OTHER INCOME (Source) _____ AMOUNT \$ _____ FREQUENCY: _____

PREVIOUS EMPLOYER _____ ADDRESS _____

GROSS MONTHLY SALARY \$ _____ POSITION _____ HOW LONG ___ YRS ___ MOS

SUPERVISOR _____ BUSINESS PHONE () _____

BANKING INFORMATION:

CHECKING ACCOUNT _____
 BANK NAME BRANCH CITY PHONE ACCOUNT NO.

SAVINGS ACCOUNT _____
 BANK NAME BRANCH CITY PHONE ACCOUNT NO.

REFERENCES: Must include full address of reference and relationship:

NAME STREET ADDRESS CITY/STATE/ZIP PHONE RELATIONSHIP

NAME STREET ADDRESS CITY/STATE/ZIP PHONE RELATIONSHIP

EMERGENCY _____
 NAME STREET ADDRESS CITY/STATE/ZIP PHONE RELATIONSHIP

EMERGENCY _____
 NAME STREET ADDRESS CITY/STATE/ZIP PHONE RELATIONSHIP

MISCELLANEOUS INFORMATION:

Pets _____ **Water filled furniture (includes aquariums)** _____
 Description (**Type & Breed**) (*Requires separate permission*) Description (*Requires separate permission*)
 Companion/service animals must be submitted with a Doctor’s note or proper Certification and listed on application

AUTOMOBILES/MOTORCYCLES TO BE PARKED ON PREMISES:

MAKE MODEL COLOR YR LICENSE # MAKE MODEL COLOR YR LICENSE #

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

Have you ever been evicted or asked to move? _____ If yes, please explain why and when: _____

Have you ever been convicted of a felony or for selling, distributing or manufacturing illegal drugs?(if yes, please explain) _____

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items including, but not limited to, the obtaining of a credit report, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history, and agrees to furnish additional credit references upon request. Applicant consents to allow Fox Property Management or its agent(s) to disclose tenancy information to previous or subsequent owners/managers. Fox Property Management requires a payment of \$35.00*, which is to be used to screen applicant with respect to credit history and other background information. Upon approval of this application, applicant shall pay required deposit within 24 hours of approval in order to take the property off the market. Upon execution of the Rental Agreement, the applicant shall pay all initial sums due, including first month’s rent and required deposits, in certified funds (e.g., money order or cashiers check), before occupancy.

*If your application is not processed, application fees may be refundable; however, unclaimed application fees will be retained by Fox Property Management after 90 days.

SIGNATURE _____ **DATE** _____