



INSTRUCTIONS FOR COMPLETING SCREENING APPLICATION

I have read, understood, accepted, and agree to comply with the Rules and Regulations I received when I submitted my screening application. If I pass the owners vetting, the minimal tenant screening requirements of the Association, agree to move into the unit, I will require the owner to provide a copy of the Rules and Regulations and I agree to review the Rules and Regulations with the owner of the unit or his representative.

Please sign here to indicate you will comply with the above statement _____

Print your name here _____

1. The application and the required signatures. INIT _____
2. Background release form. INIT _____
3. Exhibit "B" Crime and Drug Free Addendum. INIT _____
4. Social Security Card and government issued photo (Mandatory) INIT _____
5. The screening fee is \$37.50 per adult 18 and over. The fee must be in the form of a money order because **NO CHECKS AND CASH WILL BE ACCEPTED**. One other option is to pay through PayPal in the Associations website. Please ask the Association Manager for details. INIT _____

ADDRESS YOU ARE APPLYING FOR: _____

OWNER NAME: _____

I declare under penalty of perjury under relevant state and federal law that the information contained in my rental application is complete, true and accurate. I acknowledge that falsification or omission of information may result in immediate retraction of any offer and denial notice will be issued.

In connection with my application the **NEW LANDLORD NAME:** _____, (herein referred to as "landlord") I understand that investigative inquiries into my background may be made including but not limited to consumer credit reports, history of criminal convictions, social security traces, and others. Further, I understand that NTN and/or its authorized agents may be requesting information from various Federal, State, and other agencies which maintain records concerning my past activities relating to my credit, criminal, civil and other experiences. I authorize all persons and organizations that may have information relevant to this research to disclose such information to the Association or its authorized agents. I hereby authorize, without reservation, any party or agency contracted by *National Tenant Network* and their employees or assigns from any and all claims, actions, suits, agreements, or liabilities arising from the release of said information to *Nation Tenant Network* or any authorized agent thereof.

I understand that I have specific prescribed rights under the Fair Credit Reporting ACT.

_____ I requested and have received a copy of my credit report.

Note: Before signing this document, I have thoroughly read the release form and completed all requested information as evidenced by my signature.

Applicant Signature: _____

Date: _____ Print Name _____

YOUR APPLICATION WILL NOT BE ACCEPTED IF IT IS NOT FILLED OUT COMPLETELY

TENANT SCREENING INQUIRY RELEASE FORM
CALIFORNIA APPLICATION ADDENDUM FOR CRIME/DRUG-FREE HOUSING AND/OR GOVERNING DOCUMENTS

In consideration of the execution or renewal of a lease or other rental agreement for, and/or occupancy privileges of the lease agreement between OWNER or OWNER AGENT and RESIDENT/LESSEE agree as follows:

RESIDENT/LEASSEE, any members of RESIDENT/LEASEE household and any guest or other person under RESIDENT/LEASEE control (collectively, the "resident/lessee group") shall not engage in criminal activity, on or near the Premises, or within the area subject to the provisions of the Declaration ("The 3 HOA's or Phoenix Park"), including without limitation "drug-related criminal activity". Drug related activity means the illegal manufacture, sale, distribution, use or possession with intent to manufacture , sell, distribute, or use a controlled substance (as defined in Section 102 of the controlled substance act(21 U.S.C. 802).

- A. The resident/lessee group shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the premises and/or within the 3 HOA's or Phoenix Park.
- B. The resident/lessee group will not permit the premises to be used for, or to facilitate, criminal activity, including prostitution and/or drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
- C. The resident/lessee group will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near the premises, or within the 3 HOA's or Phoenix Park.
- D. The resident/Lessee group shall not engage in acts of violence, including, but not limited to, the unlawful discharge and/or brandishing of firearms, on or near the premises, or within the 3 HOA's or Phoenix Park.

ANY VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF ANY LEASE, RENTAL AGREEMENT OR OTHER OCCUPANCY AGREEMENT FOR THE PREMISES (THE"AGREEMENT") AND GOOD CAUSE FOR TERMINATION OF TENANCY OR OTHER OCCUPANCY OF THE PREMISES. A single violation of any of the provisions of this Addendum shall be deemed a serious violation, and a material noncompliance with the agreement. It is understood and agreed that a single violation shall be good cause for termination of the agreement and/or any occupancy of the premises.

Failure to comply with tis Addendum is considered a material non-curable breach of the agreement and will result in a three day notice to quit being serviced upon RESIDENT/LESSEE requiring that RESIDENT/LESSEE and every member of the Resident/lessee group shall vacate the premises within 3 days, all in accordance with California law. California law provides for extraordinary remedies to regain possession when illegal activity is being carried out or in the vicinity of premises which constitutes a public or private nuisance.

- a. In case of conflict between the provisions of this Addendum any other provisions of the agreement, the provisions of this addendum shall govern.
- b. This Addendum is incorporated into the agreement by this reference.
- c. RESIDENT/LESEE and owner acknowledge that owner is responsible to the 3 HOA's or Phoenix Park for compliance by the resident/lessee.
- d. This Addendum is executed as part of the consideration by Resident/Owner for occupancy of the premises, and is executed for the benefit of both owner and the residents.
- e. An addendum to this agreement is any history of gang involvement to include being on the "gang injunction" shall be good cause for rejection of tenancy in the 3 HOA's or Phoenix Park or if residency is established, termination of the agreement and/or any occupancy of the premises.

OWNER/OWNERS AGENT

DATE

RESIDENT/LESSEE

DATE

Screening Application

APPLICANT PROFILE:			
LAST NAME::		FIRST NAME:	MIDDLE:
SSN:		BIRTHDATE:	PHONE:
STREET NO:		STREET NAME:	STREET TYPE:
ZIP CODE:		COUNTY:	STATE:
YOUR DRIVERS LICENSE:			
YOUR EMAIL:			
OTHER COUNTIES AND STATES YOU HAVE LIVED IN:			
LIST ALL INDIVIDUALS WHO WILL BE LIVING IN THIS UNIT:			
1.	AGE	5.	AGE
2.	AGE	6.	AGE
3.	AGE	7.	AGE
4.	AGE	8.	AGE
LIST RELATIVES CURRENTLY LIVING IN WILDWOOD OR MORRISON CREEK:			
RELATIVES NAME:			
ADDRESS:			
RELATIVES NAME:			
ADDRESS:			
PETS:			
TYPE:			
WHEN DID PET LAST GET SHOTS:			
I UNDERSTAND I AM TO CLEAN UP BEHIND MY PET IN THE COMMON AREAS AND IF I HAVE A DOG, THE DOG MUST BE ON A LEASH IN THE COMMON AREAS.			
VEHICLE INFO (ONLY TWO VEHICLES ALLOWED ON THE PROPERTY)			
MAKE:	MODEL:	YEAR:	COLOR:
WHEN IS THE REGISTRATION DUE:			
MAKE:	MODEL:	YEAR:	COLOR:
WHEN IS THE REGISTRATION DUE:			
CRIMINAL HISTORY			
OFFENSE:		N/A	
SENTENCE:			
DATE OF SENTENCE:			

PROBATION TYPE:		
EVICCTIONS		
WHO EVICTED YOU	WHEN WAS THE EVICTION:	HAVE YOU MADE ARRANGEMENTS TO PAY?
PLEASE SIGN HERE...OK!		DATE:

I certify that if I selected to move into the community, the unit I occupy will be my primary residence. I certify that the statements made in this application are true and complete to the best of my knowledge and belief. I understand that false statements or information are cause for immediate denial of housing.

I understand that the above information is being collected to determine my eligibility for the community.

I authorize the owner to verify all information provided on this application and to contact previous or current landlords, employers, or other sources for credit and verification information which may be released by appropriate federal, state, local agencies, or private persons to the owner/management.

I agree to allow management to perform a consumer credit check and criminal background check including sex offender registry on all adult household members.

I agree to pay a credit check and criminal background fee of \$37.50 per adult household member aged 18 and over, at the initial screening interview. (I may request copies of these documents.) This will be required prior to an application being processed.

Housing is subject to availability.

UNDER PENALTIES OF PERJURY, I CERTIFY THAT THE INFORMATION PRESENTED ON THIS FORM IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. THE UNDERSIGNED FURTHER UNDERSTANDS THAT PROVIDING FALSE REPRESENTATIONS HEREIN CONSTITUTES AN ACT OF FRAUD. FALSE, MISLEADING OR INCOMPLETE INFORMATION WILL RESULT IN THE DENIAL OF APPLICATION OR TERMINATION OF THE LEASE AGREEMENT.

PRINTED NAME OF APPLICANT/TENANT

SIGNATURE OF APPLICANT/TENANT