



# RENTAL APPLICATION

## **Important - Please Read Carefully**

Thank you for your interest in leasing with Sandirent Property Management.

Please read the following instructions carefully before completing this application.

Each adult (18 years of age or older) who will occupy the property must submit a separate rental application and meet the screening criteria.

### **1. Complete All Required Fields:**

Fill in all required information accurately. Incomplete or illegible applications will not be processed.

### **2. Electronic Signature & Submission:**

By submitting this application electronically to [info@sandirent.com](mailto:info@sandirent.com), you agree that your electronic submission constitutes a legally binding signature under the federal E-SIGN Act and California law. This means that you certify all information provided is true, complete, and accurate to the best of your knowledge.

### **3. If You Are Unable to Sign Electronically:**

- Print the completed application.
- Sign the document manually.
- Scan the signed application and save it as a PDF file.
- Store the PDF in a location that is easily accessible for upload or submission.

### **4. Submit the Completed Application:**

Email the signed application and all required supporting documents as a single PDF attachment to: [info@sandirent.com](mailto:info@sandirent.com)

## **Required Supporting Documents**

Your application must include the following items to be considered:

- A copy of a valid government-issued photo identification
- A credit report (unless you authorize Sandirent Property Management to obtain one)
- Proof of income and employment verification may be required, such as the last three months' pay stubs or bank statements, W-2s, tax returns, benefit statements, or other reasonable documentation; cash income may require additional verification, and all lawful sources of income will be considered

*Applications submitted without the required documents will not be processed.*

*Please allow up to three days for processing.*

# SANDIRENT RESIDENTIAL RENTAL APPLICATION

(One Application Required Per Adult Applicant – Age 18 or Older)

## PROPERTY INFORMATION

Property Address: \_\_\_\_\_  
Desired Move-In Date: \_\_\_\_\_ Lease Term:  Month-to-Month  6 Months  12 Months  Other \_\_\_\_\_  
Proposed Monthly Rent: \$ \_\_\_\_\_ Application Fee: \$64 per adult applicant  
(Non-refundable. Not to exceed the maximum allowed by California law. Fee is used to cover screening costs.)

## APPLICANT INFORMATION

Full Legal Name: \_\_\_\_\_ DOB: \_\_\_\_\_  
SSN or ITIN: \_\_\_\_\_ (identity & lawful screening only)  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## CURRENT RESIDENCE

Address: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Length of Residence: \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_  
Landlord / Manager: \_\_\_\_\_ Phone: \_\_\_\_\_

## PREVIOUS RESIDENCE (if less than 2 years at current address)

Address: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Length: \_\_\_\_\_ Rent: \$ \_\_\_\_\_  
Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_  
Reason for Leaving: \_\_\_\_\_

## RENTAL HISTORY DISCLOSURE

Have you been a named defendant in an unlawful detainer (eviction) action that resulted in a judgment against you within the past five (5) years?  
 Yes  No If yes (optional): \_\_\_\_\_  
(Evaluated in accordance with applicable law and written screening criteria.)

## EMPLOYMENT & INCOME

Employer: \_\_\_\_\_ Position: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Phone: \_\_\_\_\_  
Length of Employment: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_  
(Proof of income/employment may be required)

## CO-SIGNER / GUARANTOR (if applicable)

A co-signer or guarantor may be required if screening criteria are not met.  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 A separate co-signer/guarantor application will be submitted if required

## ADDITIONAL OCCUPANTS

Name: \_\_\_\_\_  
Age: \_\_\_\_\_  
Relationship: \_\_\_\_\_  
 No additional occupants

## VEHICLE & DRIVER'S LICENSE (if applicable)

Vehicle: \_\_\_\_\_ Plate #: \_\_\_\_\_ State: \_\_\_\_\_  
Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_



**PET / ANIMAL INFORMATION**

No pets     Pet(s): \_\_\_\_\_  
Type/Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Qty: \_\_\_\_\_  
 Service Animal     Emotional Support Animal  
*(Assistance animals are not pets and are evaluated in compliance with law.)*

**SMOKING DISCLOSURE**

Do you or any household member smoke or use tobacco, cannabis, or vaping products?  
 Yes     No

**OPTIONAL PERSONAL REFERENCE**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

**EMERGENCY CONTACT**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Relationship: \_\_\_\_\_

**OTHER MATTERS (optional)**

**AUTHORIZATIONS & ACKNOWLEDGMENTS**

**CREDIT & BACKGROUND AUTHORIZATION**

I authorize Sandirent Property Management and/or its agents to verify all information provided, including employment, income, rental history, references, and to obtain consumer credit reports, eviction history, and background screening as permitted by law.

Initials: \_\_\_\_\_

**SCREENING CRITERIA ACKNOWLEDGMENT**

I understand approval is based on written screening criteria, which may include income, credit, rental history, occupancy standards, and other lawful factors.

Initials: \_\_\_\_\_

**PRIVACY NOTICE**

Personal information will be used solely for screening and leasing purposes and kept confidential except as permitted or required by law.

Initials: \_\_\_\_\_

**NO LEASE CREATED**

Submission or approval of this application does not create a lease or tenancy. Tenancy exists only after a written lease is fully executed and required funds are paid.

Initials: \_\_\_\_\_

**COMMITMENT TO EQUAL HOUSING**

Sandirent Property Management complies with all federal, state, and local fair housing laws. Discrimination based on any protected characteristic is prohibited.

**CERTIFICATION & SIGNATURE**

I certify the information provided is true, complete, and accurate. False or misleading information may result in denial or termination of tenancy.

Printed Name: \_\_\_\_\_

Signature (typed or electronic): \_\_\_\_\_

Date: \_\_\_\_\_

