APPLICATION TO RENT OR LEASE

APPLICANT *Each Applicant over the age of 18 must complete their own application form* ***PLEASE PRINT***

First, Middle, Last Name	Date of Birth	Social Security #	Driver's License Number & State
Other Names Used in the Last 10 Years	Home Phone	Cell Phone	Email Address

ADDITIONAL OCCUPANTS *List everyone who will live with you:*

First, Middle, Last Name	Date of Birth	Relationship to Applicant

EMPLOYMENT

	Current Employment	Prior Employment
Employer		
Address		
Employer Phone		
Job Title		
Name of Supervisor		
Dates of Employment	From: To:	From: To:
Income Per Month	$	$

RESIDENCE

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Owner/Manager			
And Phone number			
Reason for Leaving			
Last Rent Paid	$	$	$

VEHICLES

Automobiles	Make	Model	Color	Year	License No.
Motorcycles					

PERSONAL REFERENCES

In Case of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			

CREDIT INFORMATION *Please list all your financial obligations*

Name of Bank or Savings & Loan	Branch or Address	Account No.	Balance
		Checking	$
		Savings	$

Credit Accounts	Account No.	Address/City	Phone	Balance	Due Monthly

GENERAL INFORMATION (*Check answer that applies)*

- Do you smoke or vape? ☐ YES ☐ NO
- Do you have any pets/animals? ☐ YES ☐ NO
- Do you have any musical instruments? ☐ YES ☐ NO
- Do you have any water-filled furniture or do you intend to use water filled furniture in the unit? ☐ YES ☐ NO
- Have you or any proposed occupant ever been asked to move out of a residence? ☐ YES ☐ NO
- Have you or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last seven years? ☐ YES ☐ NO
- Have you or any proposed occupant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? ☐ YES ☐ NO

Please explain any "yes" answers to the above questions: (After completing a credit review, Owner may consider the nature of the felony and the length of time since it occurred so long as the felony is directly related to the applicant's ability to meet its obligations under the lease terms, and any other relevant mitigating information pursuant to 2 CCR §12266.) _____

_____

_____

Why are you leaving your current residence? _____

_____

The applicant hereby applies to rent/lease Unit #_____at_____

_____for $_____ per month, and upon owner's approval agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An application fee of $_____ is hereby submitted for the cost of processing this application, to obtain credit history and other background information.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, Telechecks, and/or criminal background reports. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. In the event that a material misstatement or misrepresentation is discovered after Applicant is accepted as a Resident, and whether or not a Lease or Month to Month Rental Agreement is executed, Owner may, at Owner's sole discretion, deem such misstatement or misrepresentation to be a material and non-curable breach of any subsequent Lease or Month-to-Month Rental Agreement and grounds for rescission of the contract and immediate eviction. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

Source of Income

CC GOV Sec 12955(p)(1): For the purposes of this section, "source of income" means lawful, verifiable income paid directly to a tenant, or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issued under Section 8 of the United States Housing Act of 1937 (42 U.S.C. Sec. 1437f). "Source of income" includes a federal Department of Housing and Urban Development Veterans Affairs Supportive Housing voucher. For the purposes of this section, a housing owner or landlord is not considered a representative of a tenant unless the source of income is a federal Department of Housing and Urban Development Veterans Affairs Supportive Housing voucher. (2) For the purposes of this section, it shall not constitute discrimination based on source of income to make a written or oral inquiry concerning the level or source of income.

Applicant: _____Date: _____
(Signature required)

Qualification Criteria for Renting

Below are the requirements for renting at the property located at:
4965 S. Centinela Ave.

Applicant Requirements:
All applicants (18 years or older) applying must have:

- A favorable credit history with a minimum credit score of 700, or, for rent subsidy recipients, alternative verifiable proof of ability to pay rent.
- Verifiable household income source that is at least 3 times the monthly rent
- Copy of a photo ID
- No prior unlawful detainers, evictions, collection records for non-payment of rent, or undischarged bankruptcies
- No more than 2 negative items on the credit report
- Renter's Insurance (must present prior to move-in)
- Favorable references from current and previous landlords
- A fully completed and signed rental application for each applicant 18 years or older
- Applicant must not have any criminal or civil misconduct convictions for crimes considered harmful to people or property (Unless exempted by local law)

Required Documents – ***Please bring the following with your completed application to rent.***

1. **Photo ID:** All applicants must provide photo identification and Social Security card. Acceptable photo identifications include, but not limited to: state issued identification card or driver's license; passport, any other government issued photo identification. *(Note: Military ID cards may not be copied)*

2. **Proof of Income** –
   - Three recent pay stubs, proof of child and/or spousal support payments; proof of social security income, disability or other government income, proof of retirement or trust fund account; etc.
   - Three months both savings and checking account bank statements
   - Combined gross monthly income of all lease holders must be at least ____ times the monthly rent. *Self-employed applicants must bring copies of the past three year's tax returns.*

3. **Application Fee** – An application fee *(cash, money order, Zelle, or cashier's check)* in the amount of $_____for the purpose of obtaining tenant screening reports is required for EACH application.

4. **Proof of Renter's Insurance** - Prior to moving in, you must provide the Declaration Page showing:
   - Liability Coverage Amount: ☑ $100,000 ☐ $250,000 ☐ $500,000
     ☐ Liability Coverage including EV Car Charger: 10X Annual Rent
   - Policy equal to or greater than the term of the lease
   - The property and address added as additional insured (to notify landlord, in case policy is terminated)

If you have any questions, please call us at 310-560-9067.

WE FOLLOW ALL FEDERAL & STATE HOUSING LAWS AND DO NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR HANDICAP.

FAIR CREDIT REPORTING ACT DISCLOSURE STATEMENT

PLEASE TAKE NOTICE THAT 12401 Matteson, LLC **WILL OBTAIN A CONSUMER REPORT ON YOU FOR TENANT SCREENING PURPOSES.**

12401 Matteson, LLC as well as any of its subsidiaries or affiliates (collectively referred to herein as "the Company"), may obtain a consumer report on you for tenant screening purposes.

A consumer report under the Fair Credit Reporting Act ("FCRA") is the communication of any information by a consumer reporting agency bearing on a consumer's credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living which is used in establishing the consumer's eligibility for leasing rental property.

California Applicants: Disclosure of Background Investigation

Please take notice that an investigative consumer report may be obtained on you for tenant screening purposes. This report may include information on your character, general reputation, personal characteristics, and mode of living. The report may extend to information such as criminal history, social security verifications, education history, driving history, and employment history. The results of this report may be used as a factor in making leasing decisions. The report, if any, will be procured from Apartment Owners Association of California, Inc (AOA), located at 6445 Sepulveda Blvd Van Nuys, CA 91411, with a toll-free telephone number of (800) 363-5296. For information on AOA's privacy practices, please see https://aoausa.com/privacy-policy/.

Pursuant to § 1786.22 of the California Civil Code, you are entitled to find out what is in the investigative consumer reporting agency's ("ICRA") file on you with proper identification, as follows:

- You may view the file maintained on you by AOA during normal business hours and on reasonable notice. You may also make a visual inspection of the file on you by appearing in person at AOA's offices. You may request a copy of the information in person. The ICRA may not charge you more than the costs of duplication for providing you with a copy of your file.
- In addition, you may obtain a copy of your file by certified mail if you submit a written request for copies to be sent to a specific addressee. ICRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the ICRAs.
- Further, you may also receive a summary of the file by telephone after providing a written request and proper identification for telephone disclosure, if the charge for the telephone call is prepaid by you or charged directly to you.

"Proper Identification" refers to information generally sufficient to identify you, including documents such as a valid driver's license, social security account number, military identification card, or credit cards. AOA may require additional information concerning your employment and personal or family history to verify your identity if you are unable to reasonably identify yourself with the information above.

AOA has trained personnel available to explain your file to you, including coded information, and will provide a written explanation of any coded information contained in your file.

If you appear in person, you may be accompanied by one other person of your choosing, who shall furnish reasonable identification. AOA may require you to furnish a written statement granting it permission to discuss your file in that person's presence.

☐ Please check the box if you wish to receive a copy of any report that is prepared on you.

Authorization

By signing below, I agree that I have carefully read the Federal Fair Credit Reporting Act Disclosure Statement, the Investigative Consumer Report Disclosure Statement, and the State Law Disclosures (if applicable) and I consent to 12401 Matteson, LLC, as well as any of its subsidiaries or affiliates (collectively referred to herein as "the Company"), obtaining a consumer report and an investigative consumer report for tenant screening purposes. I also acknowledge that, to the extent 12401 Matteson, LLC contracts with me, this authorization shall remain in effect throughout my contract period, with no need to request a subsequent authorization, where permitted by law.

Applicant's Signature: _____

Applicant's Name (Print): _____

Date: _____

FCRA SUMMARY OF CONSUMER RIGHTS

Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street NW, Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov-/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street NW, Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.

- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your "file disclosure"). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:

  - a person has taken adverse action against you because of information in your credit report;
  - you are the victim of identity theft and place a fraud alert in your file;
  - your file contains inaccurate information as a result of fraud;
  - you are on public assistance;
  - you are unemployed but expect to apply for employment within 60 days.

  In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.

- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.

- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete, or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

- **Consumer reporting agencies may not report outdated negative information. In most** cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.

- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.

- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.

- **You may limit "prescreened" offers of credit and insurance you get based on information in your credit report.** Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-567-8688.

- The following FCRA right applies with respect to nationwide consumer reporting agencies**:**

CONSUMERS HAVE THE RIGHT TO OBTAIN A SECURITY FREEZE

You have a right to place a "security freeze" on your credit report, which will prohibit a consumer reporting agency from releasing information in your credit report without your express authorization. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or any other account involving the extension of credit.

As an alternative to a security freeze, you have the right to place an initial or extended fraud alert on your credit file at no cost. An initial fraud alert is a 1-year alert that is placed on a consumer's credit file. Upon seeing a fraud alert display on a consumer's credit file, a business is required to take steps to verify the consumer's identity before extending new credit. If you are a victim of identity theft, you are entitled to an extended fraud alert, which is a fraud alert lasting 7 years.

A security freeze does not apply to a person or entity, or its affiliates, or collection agencies acting on behalf of the person or entity, with which you have an existing account that requests information in your credit report for the purposes of reviewing or collecting the account. Reviewing the account includes activities related to account maintenance, monitoring, credit line increases, and account upgrades and enhancements.

- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:	CONTACT:
1.a. Banks, savings associations, and credit unions with total assets of over $10 billion and their affiliates b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:	a. Consumer Financial Protection Bureau 1700 G Street NW Washington, DC 20552 b. Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue NW Washington, DC 20580 (877) 382-4357
2. To the extent not included in item 1 above: a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act. c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations d. Federal Credit Unions	a. Office of the Comptroller of the Currency Customer Assistance Group P.O. Box 53570 Houston, TX 77052 b. Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480 c. Division of Depositor and Consumer Protection National Center for Consumer and Depositor Assistance Federal Deposit Insurance Corporation 1100 Walnut Street, Box #11 Kansas City, MO 64106 d. National Credit Union Administration Office of Consumer Financial Protection 1775 Duke Street Alexandria, VA 22314
3. Air carriers	Assistant General Counsel for Office of Aviation Consumer Protection Department of Transportation 1200 New Jersey Avenue SE Washington, DC 20590
4. Creditors Subject to the Surface Transportation Board	Office of Public Assistance, Governmental Affairs, and Compliance Surface Transportation Board 395 E Street SW Washington, DC 20423
5. Creditors Subject to the Packers and Stockyards Act, 1921	Nearest Packers and Stockyards Division Regional Office
6. Small Business Investment Companies	Associate Administrator, Office of Capital Access United States Small Business Administration 409 Third Street SW, Suite 8200 Washington, DC 20416

TYPE OF BUSINESS:	CONTACT:
7. Brokers and Dealers	Securities and Exchange Commission 100 F Street NE Washington, DC 20549
8. Institutions that are members of the Farm Credit System	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
9. Retailers, Finance Companies, and All Other Creditors Not Listed Above	Federal Trade Commission Consumer Response Center 600 Pennsylvania Avenue NW Washington, DC 20580 (877) 382-4357