



# M&M PROPERTY SERVICES & MANAGEMENT

1401 El Camino Ave. Suite 200, Sacramento, Ca 95815

916-923-6181 Office Fax: 916-923-1629

Hours: Monday to Friday 8:30 am to 5:00 pm

Closed between Noon and 1:00 pm

Closed most holidays

www.mmproperties.com



## TENANT APPLICATION COVER SHEET

### RENTAL REQUIREMENTS

#### INCOME and CREDIT HISTORY:

Gross income of 2 ½ to 3 times the monthly rent to qualify plus acceptable landlord and credit references – **NO EVICTIONS**  
Direct ALL questions about your credit history to a property manager or leasing agent that is listed on desired property.

#### RENTAL HISTORY

##### **Please include:**

1. Owner/Manager name - Please indicate if the reference name(s) is the manager or owner, and provide current phone number(s)
2. Please include address and apartment number(s) on application.
3. Please let us know if this is a house, duplex, condo, apartment, etc.

##### NECESSARY PAPERS:

1. Copies of Picture ID (CA Drivers Lic. Preferred) at move-in or before
2. Social Security Card – at move-in or before
3. 2 Most Recent Pay-stubs or Proof of Income, Self Employed 2 years income tax return and current bank statement

**Proof of Renters Insurance is REQUIRED**  
at Move-in Appointment.

**M&M & Owner MUST be listed as  
“Additional Interest” on your policy.** Call  
your insurance agent or ask us for an  
insurance agent.  
**Liability must be \$100,000**

#### APPLICATIONS WILL BE REVIEWED ON THE BASIS OF:

1. Verifiable Income
2. Present and past rental history
3. Longevity of employment/source of income
4. Banking and credit information

#### PROCESSING FEE

Non-refundable Application Fee is \$30 per individual (18 and over)

#### PET DEPOSITS

When animals are considered for a property, they may be approved at the sole discretion of the property management company and can be excluded for whatever reason is deemed appropriate. Extra deposit will be asked for animal(s). **Include picture of your animal with this application with additional documentations if needed for comfort or service animals.**

#### RENT PAYMENTS

We have three ways to pay your rent, once a tenant you can use your “Tenant Portal” see agent for other ways to pay.

#### MOVE-IN COSTS

- All Move-In Costs **MUST** be paid in the form of a **Cashier’s Check ONLY**
- **ALL PROPERTIES ARE ON ONE YEAR LEASE unless other wise stated.**
- **Filling in all the blanks permits us to process your application faster. Where a question does not apply, please write “none” or “n/a” as applicable. Please allow up to 24/48 hours for application to be processed.**
- **All questions about property need to be directed to appropriate agent.**

This application is the property of M&M Property Management. **I CONSENT TO A CREDIT REPORT INQUIRY.** Applicant has read and agrees to the above:

***Applicant understands and agrees that: (1) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (2) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant.***

**\*\*Must Be Signed Here to Process: \*\*Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



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Map to Office on Page 4

**TENANT APPLICATION**

**APPLICATIONS TO RENT (\$30 FEE) Make checks payable to  
"M&M Property Services & Management"  
PLEASE COMPLETE IN BLACK INK**

**Agent: \_\_\_\_\_ Agent #: \_\_\_\_\_ Property Shown By: \_\_\_\_\_**

*Ask us about the ways you can conveniently pay your monthly rent.*

**Property Address Applying For: \_\_\_\_\_**

**Rent Amount: \$ \_\_\_\_\_ Deposit: \$ \_\_\_\_\_ Requested Move In Date: \_\_\_\_\_**

**Today's Date \_\_\_\_\_ Email: \_\_\_\_\_**

**Name of Applicant: \_\_\_\_\_ Date of Birth: \_\_\_\_\_**

**Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_**

**Cell Phone: \_\_\_\_\_ Social Security Number: \_\_\_\_\_**

**Photo ID/Type: \_\_\_\_\_ Number:# \_\_\_\_\_ Issuing Government: \_\_\_\_\_ Other: \_\_\_\_\_**

**How did you hear about our company?  Zillow  M&M Web Site  Sign  
 Other Source: \_\_\_\_\_**

**Name and Ages of all other occupants:**

\_\_\_\_\_ Age \_\_\_\_\_ Age \_\_\_\_\_

\_\_\_\_\_ Age \_\_\_\_\_ Age \_\_\_\_\_

\_\_\_\_\_ Age \_\_\_\_\_ Age \_\_\_\_\_

**ANIMALS: YES  NO  CAT  DOG  BREED \_\_\_\_\_ OTHER: \_\_\_\_\_**

**MUST provide Picture (photo) of Animal with this application and any needed documentation (comfort or service).**

**RENTAL HISTORY**

**Current Address: \_\_\_\_\_ City: \_\_\_\_\_**

**State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Moved-in date: \_\_\_\_\_ Move-out date: \_\_\_\_\_**

**Do You Own:  Yes  No Reason for Leaving: \_\_\_\_\_**

**Landlord's Name: \_\_\_\_\_ Agent  Owner  Other**

**Landlord's Phone Number: H) \_\_\_\_\_ W) \_\_\_\_\_**

**Amount of Rent/Mortgage Paid: \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_**

**Previous Address:** \_\_\_\_\_ **City:** \_\_\_\_\_  
**State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_ **Moved-in date:** \_\_\_\_\_ **Move-out date:** \_\_\_\_\_  
\_\_\_\_ Live with Family \_\_\_\_ Live with Friends \_\_\_\_ Live with other Roommates  
**Do You Own:** \_\_\_\_ Yes \_\_\_\_ No **Reason for Leaving:** \_\_\_\_\_  
**Landlord's Name:** \_\_\_\_\_ **Agent** \_\_\_\_ **Owner** \_\_\_\_ **Other** \_\_\_\_  
**Landlord's Phone Number:** H) \_\_\_\_\_ W) \_\_\_\_\_  
**Amount of Rent/Mortgage Paid:** \$ \_\_\_\_\_ **Date Paid:** \_\_\_\_\_

**Previous Address:** \_\_\_\_\_ **City:** \_\_\_\_\_  
**State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_ **Moved-in date:** \_\_\_\_\_ **Move-out date:** \_\_\_\_\_  
\_\_\_\_ Live with Family \_\_\_\_ Live with Friends \_\_\_\_ Live with other Roommates  
**Do You Own:** \_\_\_\_ Yes \_\_\_\_ No **Reason for Leaving:** \_\_\_\_\_  
**Landlord's Name:** \_\_\_\_\_ **Agent** \_\_\_\_ **Owner** \_\_\_\_ **Other** \_\_\_\_  
**Landlord's Phone Number:** H) \_\_\_\_\_ W) \_\_\_\_\_  
**Amount of Rent/Mortgage Paid:** \$ \_\_\_\_\_ **Date Paid:** \_\_\_\_\_

**EMPLOYMENT INFORMATION**

**Present Employment:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **City** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Telephone:** \_\_\_\_\_ **Position:** \_\_\_\_\_  
**How Long At Job:** \_\_\_\_ Years \_\_\_\_ Months **Gross Monthly Income:** \$ \_\_\_\_\_ **Full Time or Part Time (circle)**  
**Supervisor Name:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

**Previous Employment:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **City** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Telephone:** \_\_\_\_\_ **Position:** \_\_\_\_\_  
**How Long At Job:** \_\_\_\_ Years \_\_\_\_ Months **Gross Monthly Income:** \$ \_\_\_\_\_ **Full Time or Part Time (circle)**  
**Supervisor Name:** \_\_\_\_\_ **Phone Number:** \_\_\_\_\_

**Other Income:** Spousal/Child Support: \$ \_\_\_\_\_ Retirement: \$ \_\_\_\_\_ SSI: \$ \_\_\_\_\_

**BANKING INFORMATION:**

**Checking Account #:** \_\_\_\_\_ **Bank:** \_\_\_\_\_  
**Balance:** \$ \_\_\_\_\_ **Telephone Number:** \_\_\_\_\_  
**Savings Account #:** \_\_\_\_\_ **Bank:** \_\_\_\_\_  
**Balance:** \$ \_\_\_\_\_ **Telephone Number:** \_\_\_\_\_

**AUTOMOBILE INFORMATION:**

**Auto Make and Model** \_\_\_\_\_ **Year** \_\_\_\_\_ **Color** \_\_\_\_\_  
**License Number:** \_\_\_\_\_  
**Auto Make and Model** \_\_\_\_\_ **Year** \_\_\_\_\_ **Color** \_\_\_\_\_  
**License Number:** \_\_\_\_\_

**EMERGENCY INFORMATION**

**In Case of Emergency Notify**

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

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Personal Reference: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

To reserve this unit/property for your occupancy, the security deposit of \$ \_\_\_\_\_ must be paid within **twenty-four (24) hours of approval of this application.**

➡ **All Move-In Costs MUST be paid in the form of a Cashier's Check or Money Order ONLY.** ⬅

*Applicant represents that all the above statements are true and correct, authorizes verification of the above items and agrees to furnish additional credit references upon request. Applicant authorizes the Owner/Agent 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. Applicant consents to allow Owner/Agent to disclose tenancy information to previous or subsequent Owner/Agents.*

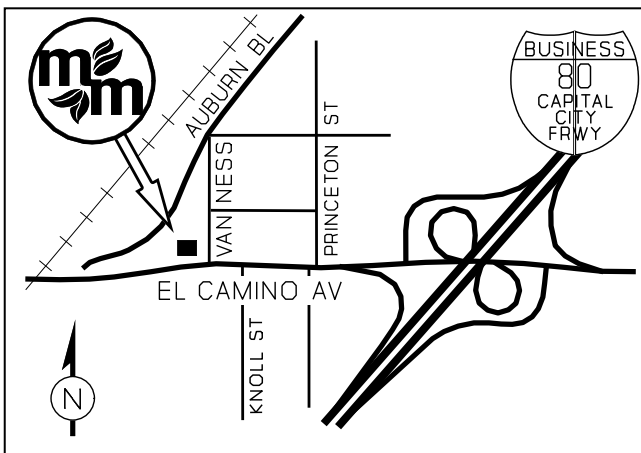
*Actual cost of credit report, unlawful detainer (eviction) search and other screening reports is \$30 per adult.*

**I HAVE REVIEWED THE PROPERTY and I CONSENT TO A CREDIT REPORT INQUIRY.**

*Applicant understands and agrees that: (1) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (2) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant.*

**\*\* Must be signed below to process application:**

DATE: \_\_\_\_\_ **\*\*Applicant Signature:** \_\_\_\_\_



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**Closed at Lunch between:**  
Noon and 1:00 PM



**Megan's Law**  
Is a federal and state law requiring law enforcement authorities to make information available to the public regarding registered sex offender's. It is up to you to check the data base for sex offenders in the area you are applying for.  
[www.meganslaw.ca.gov](http://www.meganslaw.ca.gov)



**Renters Insurance is REQUIRED**  
**by M&M Property Services & Management at Move-In.**

**We need you to carry \$100,000 in liability** on your renter's insurance policy with the **Owner** (this name will be given to you after your application acceptance) **and M&M Property Services & Management as ADDITIONAL INTEREST.**

You will need to have a copy of this policy for the agent at move-in or prior to move-in for our files.



Adding Owner and M&M as additionally insured does not cost you anything to do this. Contact your insurance company and let them know you need this done; it is an easy process with most insurance companies.

Thank you

**\*\*Please tear off this page and keep when you turn in your application.**

**FLOOD ZONE MAP:** (most rental insurance may not cover you if a flood happens- check with your renters insurance company about their policy).

To check if the property you are looking to rent is in a flood zone. Go To:

<https://msc.fema.gov/portal/search>