

Heritage Properties

-----A Real Estate, Mortgage & Investment Firm

HERITAGE PROPERTIES AND INVESTMENTS: RENTAL GUIDELINES

LEGAL NAME MUST MATCH ID

(1) _____

(2) _____

Home (1) # _____

Home (2) # _____

Cell # (1) _____

Cell # (2) _____

Work # (1) _____

Work # (2) _____

Email (1): _____

Email (2) _____

Property to rent: _____

My Agent: _____

Today's Date: _____

Est. Move in Date: _____

How did you hear about this property?

Email: JENG@HERITAGEINV.COM

Phone: 310-800-3242 FAX: 951-870-4087

To get started, please read the following guidelines. (All applicants will be treated equally)

- **APPLICATION REQUIREMENTS:** Everyone over 18 yrs old, and emancipated minors must complete an application. (this includes children 18 or over living in the rental). **Incomplete applications cannot be processed.**
- **PROCESSING TIME:** Once a complete application is received, the processing depends on the length of time it takes your employer, former landlord, etc to get the verifications back to us.
- Applications received on a Friday, will add two days to the processing.
- **TIME GAPS:** Gaps in employment/ housing dates within the past 5 years must be explained.
- **ID:** A copy of a government issued photo ID (i.e. driver's license, state ID, military ID, or passport) is required.
- **INCOME QUALIFICATION:** Total income per household must be **3 times** the amount of the rent.

- **PROOF OF INCOME:** 2 most recent pay stubs or financial/bank statements is required.
- **SCREENING FEE:** A non-refundable fee will be collected for every applicant.
- **ANIMALS/PETS:** a Deposit of \$250 per 2 med sized animals.
- **VEHICLES:** Some properties have special motor vehicle limitations. inquire at Heritage Properties for specifics.
- **MAXIMUM OCCUPANCY:** 2 persons/bedroom + 1. (i.e. 3 bedroom house would be 7 persons total)
- **SMOKING:** Most properties are Smoke Free. Check with Heritage Properties on specifics on this home.
- **HOME OWNER ASSOCIATIONS:** Some properties have special rules. Contact Heritage Properties if you have any questions about this property. (i.e. Parking of RV or commercial vehicles, operating home based business.) If you have a “home based business” contact us ASAP.
- **PRIOR EVICTIONS** and Eviction Notices are grounds for application denial. Explain separately
- **DISCHARGED BANKRUPTCY** within past 5 years **IS** acceptable . Explain separately.
- **ACCEPTANCE:** The final decision of approval is made by the property owner. If approved, a non-refundable
- “Holding Deposit” shall be paid with certified funds and the rental agreement signed within 48 hrs of notice of approval

I wish to continue on with a Rental Application. The process will not start until the credit check fee is paid. The fee is \$30 per person. Married couples with same credit, the fee is \$50. For payment options: Please call your agent regarding payment method.

If you are approved, this form becomes an Addendum to the lease. Applicants will be asked to verify you read the above.

(1) Signature: _____ Date: _____

(2) Signature: _____ Date: _____

Heritage Properties and Investments
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