

APPLICATION TO RENT

Individual application is required from each occupant 18 years of age or older.

1229 Rosemarie Lane, Suite A
Stockton, California 95207
(209) 957-3831
Monday - Friday
9:00 am - 12 pm & 1 pm - 4 pm

Please provide the following when submitting your application:

We will make copies of your documents at our office.

1. Current/valid California Driver's License, Identification Card.
2. Social Security Card
3. Two (2) most recent pay stubs or proof of income (self employed - two previous year's tax return Form 1040)
4. Most recent utility bill (any one of the following: PG&E or water)
5. Non-refundable application fee in the amount of \$50.00, AFTER viewing the inside.

Incomplete, unsigned or illegible applications will not be processed.

LAST NAME		FIRST NAME		MIDDLE NAME		SOCIAL SECURITY NUMBER	
OTHER NAMES USED.		EMAIL ADDRESS - illegible emails cannot be processed				CELL PHONE NUMBER	
DATE OF BIRTH		DRIVER'S LICENSE NO.		STATE		HOME PHONE NUMBER	
1 PRESENT ADDRESS				CITY		STATE ZIP CODE	
DATE IN		DATE OUT		OWNER/MGR NAME		OWNER/MGR PHONE NO.	
REASON FOR MOVING						RENT \$	
2 PREVIOUS ADDRESS				CITY		STATE ZIP CODE	
DATE IN		DATE OUT		OWNER/MGR NAME		OWNER/MGR PHONE NO.	
REASON FOR MOVING						RENT \$	
3 PREVIOUS ADDRESS				CITY		STATE ZIP CODE	
DATE IN		DATE OUT		OWNER/MGR NAME		OWNER/MGR PHONE NO.	
REASON FOR MOVING						RENT \$	

PROPOSED OCCUPANTS - list all occupants in addition to yourself					
NAME	RELATIONSHIP	DATE OF BIRTH	NAME	RELATIONSHIP	DATE OF BIRTH

EMPLOYMENT AND INCOME HISTORY:	
Present Employer: _____	Self Employed: yes / no
Address: _____	Phone Number: _____
Position/Title: _____	Start Date: _____
Income: \$ _____	
IF LESS THAN 2 YEARS, LIST PREVIOUS EMPLOYMENT AND INCOME HISTORY	
Previous Employer: _____	Self Employed: yes / no
Address: _____	Phone Number: _____
Position/Title: _____	Start Date: _____
Income: \$ _____	End Date: _____

Please list all of your financial obligations below

Name of your Bank	Branch or Address	Account Number
		checking
		savings

Name of Creditor	Type of Credit	Minimum Monthly Payment	Balance
		\$	\$
		\$	\$
		\$	\$
		\$	\$

In case of emergency, notify	Address	City	Phone Number	Relationship

Personal references	Address	Phone Number	Occupation	Relationship

Automobile: Make _____ Model _____ Year _____ License # _____

Automobile: Make _____ Model _____ Year _____ License # _____

Other Motor Vehicles: _____ Year _____ License # _____

Have you ever filed for bankruptcy? YES NO If yes, discharge date? _____ In which court? _____

Have you ever been evicted or asked to move? YES NO

Do you have any pets or animals? YES NO If yes, describe _____

Are you looking for a short-term lease? _____ How long? _____

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request.

Applicant consents to allow Bruce Ghio Realtors (BGR)/owner/manager to disclose tenancy information to previous or subsequent owners/managers.

Upon submission this application & supporting documentation becomes the property of Bruce Ghio Realtors and will not be returned.

The undersigned is applying to rent housing:

Property Address: _____

Monthly rent: \$ _____

Projected Move-in Date: _____

Deposit: \$ _____

Applicant (signature required)

Date

BGR supports the spirit and intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin.

Procedures & Requirements

A completed and signed application is required for each adult 18 or older who will be occupying the unit. Each applicant must meet the qualification requirements. An application is on file for 45 days and may be used for any of the properties we manage.

A valid US government issued photo identification (driver's license or passport or resident alien card) and social security card or valid I-TIN are required with each application.

The application fee of \$50.00 is non-refundable and is paid after viewing the premises. The application fee is not applied toward deposit or rent.

Applicant must drive by a property before an application will be processed. A completed and signed application is required prior to showing a property.

Falsification of any information on an application will disqualify an applicant.

An incomplete application will not be accepted. Unsigned or illegible writing will delay processing an application.

Tenants are required to have Renter's Insurance and prior to move-in you must provide the Declaration Page showing : Liability coverage, the property address and owner as additional named insured, & a policy for liability for a pet.

Applicant with an unlawful detainer will not be accepted. Applicant with unpaid balances at previous rentals will not be accepted.

An open bankruptcy is not accepted. Two years from the date a bankruptcy case is discharged/dismissed is required.

No co-signors or guarantor's of rent.

Stability of residency will be a factor of consideration.

The physical condition of the applicant's current property and/or yard may disqualify an applicant.

Occupancy: 2 people per legal bedroom plus 1 occupant.

A property remains available for rent until a deposit is accepted from an approved applicant.

Occupancy is expected within a maximum of 14 calendar days from date of acceptance.

The deposit must be paid in full within 3 days of acceptance.

The first month's rent and the deposit must be paid by Money Order or Cashier's Check

Each applicant is required to have a good credit report demonstrating an individual's payment history and willingness to pay. Each applicant must have one year of established favorable credit history. An adverse credit report may disqualify an applicant. Collection account(s) from a landlord will disqualify a prospective tenant.

RVs & boats may not be stored at the rental property.

A valid, current registration is required for each vehicle.

Applicant's employment and/or other source of income will be verified. An established, legal, & verifiable income is required. Combined gross monthly income must meet or exceed three (3) times the amount of the monthly rent. Length of employment will be a factor of consideration. When an applicant has been on the current job for less than 12 months or is self-employed, a copy of the previous year's tax return is required.

A positive rental history of not less than one year is required. A reference from relatives/friends will not be used in establishing an applicant's rental history. Current and previous landlords' references will be verified. Failure to pay rent on time, to give a proper thirty day notice in writing prior to termination of tenancy, to care for a property, to maintain the yard with green lawn & flower beds weed-free, to respect the rights of neighbors and other tenants will affect an applicant.

BGR complies with the Federal and State Fair Housing Acts. BGR does not discriminate on the basis of race, color, religion, sex, handicap, familial status, disability, age, sexual orientation, ancestry, national origin, or any other basis protected by applicable Federal, state, or local fair housing laws.

Name (print) Date

Signature Date

Revised: Sept 20, 2026

Applicant's Authorization (Read carefully; Sign at the Bottom)

Applicant represents that all of the above statements are true and correct and hereby authorizes their verification, including, but not limited to, the obtaining of a credit report, and agrees to furnish additional credit references on request. Owner/Agent is authorized to obtain a credit report, now and in the future as evidences by signing below. Applicant expressly authorizes Owner/Agent to contact all persons or firms named as references, former Owners and employers to verify the contents of this Application.

In connection with my application for rental and/or employment, I understand that background inquiries will be made on me including consumer, criminal, driving and other reports. Employment reports may include information as to my character, work habits, performance and experience along with reasons for termination of past employment from previous employers. I understand that information will be requested from various federal, state and other agencies and entities, public and private, which maintain records concerning my past activities relating to driving, credit, criminal, civil and other experiences as well as claims involving me in insurance company files.

I authorize, without reservation, any party or agency contacted to furnish, completely and without limitation any and all of the above mentioned information and any other information related thereto. Further, I will release from liability and will defend and hold harmless all requesters and suppliers of information in accordance herewith.

You declare that all your statements on this Application are true and complete. Giving false information is a serious criminal offense and may be cause for rejection. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the agreement, the rules and financial obligations.

Applicant can request in writing, a copy of the credit report, if the Applicant paid for credit report.

If approved, Applicant agrees and understands that Owner/Agent may require additional personal information at time rental agreement is signed. Such additional information may included, but not limited to the social security numbers of any occupants under 18 years of age and bank account information.

Date: _____ Applicant's Signature: _____

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Approved Form # F01

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