

# 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)
2. Social Security Card
3. 2 Most Recent Pay-stubs or Proof of Income, Self Employed 2 years income tax return and current bank statement

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

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

#### PROCESSING FEE

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

#### PET DEPOSITS

When pet and/or animal 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 per pet and/or animal. Include Picture of your pet with this application.

#### 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.

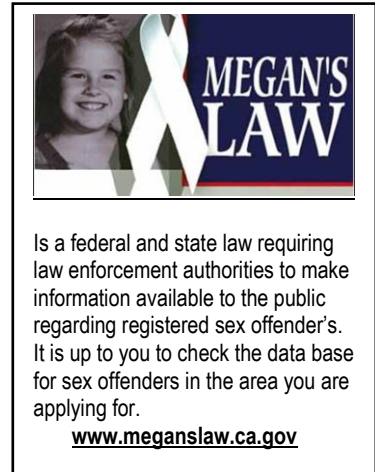
#### MOVE-IN COSTS

- 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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Updated 6/23/2017

**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?  CraigsList  M&M Web Site  Sign  
 Other Source: \_\_\_\_\_**

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

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

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

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

**PETS:  YES  NO  CAT  DOG  BREED \_\_\_\_\_**

**Please provide Picture (photo) of Pet with this application.**

**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.*

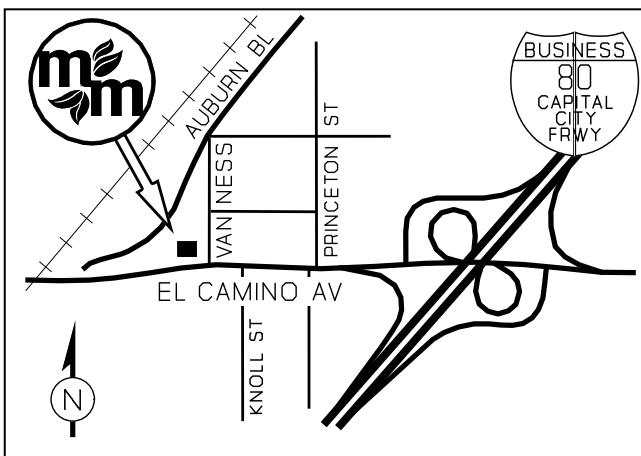
*Actual cost of credit report, unlawful detainer (eviction) search and other screening reports is \$30 per adult.*

**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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**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)

# Bed Bug Awareness PLEASE READ

## M&M Property Services & Management

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It is our goal to maintain the highest quality living environment for our Residents. The Owner/Agent has inspected the unit prior to lease and knows of no bed bug infestation. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping can assist with early detection and make bed bug control easier if it is necessary.

### 1. Previous Infestations

- A Resident shall not bring onto a property personal furnishings or belongings that the Resident knows or should reasonably know are infested with bed bugs, including the personal property of the Resident's guests.

### 2. Information about Bed Bugs

- **Bed bug Appearance:** Bed bugs have six legs. Adult bed bugs have flat bodies about ¼ of an inch in length. Their color can vary from red and brown to copper colored. You bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.
- **Life Cycle and Reproduction:** An average bed bug lives about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.
- **Bed bugs can survive for months without feeding.**
- **Bed bug Bites:** Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.
- **Common signs and symptoms** of possible bed bug infestation:
  - Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, liners, upholstery, or walls.
  - Molted bed bug skins, white, sticky eggs, or empty eggshells.
  - Very heavily infested areas may have a characteristically sweet odor.
  - Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.
- For more information, see the internet Websites of the United States Environmental Protection Agency and the National Pest Management Association.
  - <http://www2.epa.gov/bedbugs>
  - <http://www.pestworld.org/all-things-bed-bugs/>

### 3. Prevention Recommendations

- Resident should **check for hitch-hiking bedbugs**. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs before you enter your residence. Check backpacks, shoes, and clothing after visits to friends or family, theaters, or after using public transportation.
- **Thoroughly clean after guests have departed.** Immediately after your guests leave, seal bed linens in plastic bags, until they can be washed and dried on high heat. After your guests have departed, inspect bedding, mattresses and box springs, behind headboards, carpet edges and the undersides of sofa cushions for signs of bed bugs.
- Residents **should avoid using appliances, electronics and furnishings that have not been thoroughly inspected for the presence of bedbugs**. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bedbugs or other pests. This process should include inspection of trucks used to transport appliance, electronics, or furniture. Never accept an item that shows signs of bedbugs. Check secondhand furniture, beds, and couches for any **signs of bed bug infestation before bringing them home**. Never take discarded items from the curbside.
- Use a protective cover that encases mattresses and box springs and eliminates many hiding spots. The light color of the encasement makes bed bugs easier to see. Be sure to purchase a high quality bed bug encasement that will resist tearing and check the encasements regularly for holes.
- Reduce clutter in your home to reduce hiding places for bed bugs.
- Vacuum frequently to remove successful hitchhikers.
- Be vigilant when using shared laundry facilities. Transport items to be washed in plastic bags (if you have an active infestation, use a new bag for the journey home). Remove from dryer directly into bag and fold at home. (A dryer on high heat can kill bed bugs).