

Rental Application

One form per adult aged 18 or over. Please complete every section — an incomplete application cannot be processed.

Before you begin. A \$45 screening fee applies per adult applicant. Our screening criteria are: verifiable household income of at least 2.5× the monthly rent; a minimum credit score of 620; positive rental references with no unresolved eviction judgments; and a background check. The same criteria are applied to every applicant. Once completed please email a copy to leasing@palmsatwilcox.com

How income is assessed. We assess income against the portion of the rent you are responsible for paying. If any part of your rent is covered by a housing subsidy, the test applies to your share only. If you receive a subsidy and prefer not to be assessed on credit history, you may provide alternative evidence of your ability to pay — such as a record of on-time rent or utility payments, or references. Mark the box in Section 6 and we will consider it in place of a credit report.

1 · HOME APPLIED FOR

FLOOR PLAN (TOWNHOME / GARDEN RESIDENCE)	DESIRED MOVE-IN DATE	LEASE TERM
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2 · APPLICANT

FULL LEGAL NAME	DATE OF BIRTH	SOCIAL SECURITY NO.
MOBILE PHONE	EMAIL ADDRESS	DRIVER'S LICENSE / ID NO. & STATE
Everyone who will live in the home		
OTHER OCCUPANT — NAME	DATE OF BIRTH	RELATIONSHIP
OTHER OCCUPANT — NAME	DATE OF BIRTH	RELATIONSHIP
OTHER OCCUPANT — NAME	DATE OF BIRTH	RELATIONSHIP

3 · WHERE YOU LIVE NOW

CURRENT STREET ADDRESS	CITY / STATE / ZIP	
LANDLORD OR AGENT NAME	LANDLORD PHONE	
DATES OF RESIDENCY (FROM / TO)	MONTHLY RENT	REASON FOR LEAVING
Previous address, if less than two years at the above		
PREVIOUS STREET ADDRESS	CITY / STATE / ZIP	
LANDLORD OR AGENT NAME	LANDLORD PHONE	
DATES OF RESIDENCY (FROM / TO)	MONTHLY RENT	REASON FOR LEAVING

4 · INCOME AND EMPLOYMENT

CURRENT EMPLOYER		POSITION / TITLE
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EMPLOYER ADDRESS		SUPERVISOR NAME & PHONE
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START DATE	GROSS MONTHLY INCOME	EMPLOYMENT TYPE (FULL / PART / CONTRACT)
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Previous employer, if less than two years at the above

PREVIOUS EMPLOYER	POSITION	DATES (FROM / TO)
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Additional income you would like considered

SOURCE (HOUSING VOUCHER, BENEFITS, SELF-EMPLOYMENT, OTHER)	GROSS MONTHLY AMOUNT
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SOURCE	GROSS MONTHLY AMOUNT
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If any part of your rent is covered by a subsidy, state the subsidy amount and your share of the rent. Income is assessed against your share only.

5 · VEHICLES, PETS AND REFERENCES

VEHICLE 1 — MAKE / MODEL / YEAR	COLOR	LICENSE PLATE
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VEHICLE 2 — MAKE / MODEL / YEAR	COLOR	LICENSE PLATE
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Pets — please ask the leasing office about the current pet policy

TYPE & BREED	WEIGHT	AGE	SPAYED / NEUTERED?
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Personal reference (not a relative)

NAME	RELATIONSHIP	PHONE
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Emergency contact

NAME	RELATIONSHIP	PHONE
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6 · QUESTIONS

Have you ever been evicted, or had an unlawful detainer action filed against you?	YES	NO
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Have you ever refused to pay rent when it was due?	YES	NO
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Have you ever filed for bankruptcy?	YES	NO
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Do you receive a government rent subsidy (Section 8 or similar)?	YES	NO
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If yes to the above, would you like to provide alternative evidence of your ability to pay instead of a credit report?

IF YOU ANSWERED YES TO ANY OF THE ABOVE, PLEASE EXPLAIN

7 · SCREENING FEE

A screening fee of **\$45 per adult applicant** is payable with this application. This fee covers the actual out-of-pocket cost of obtaining your consumer credit and background report and the reasonable time spent reviewing it. It is not a source of profit and is set below the maximum permitted by California Civil Code section 1950.6.

You may request an itemized receipt showing how the fee was spent, and we will provide one. If we do not obtain a screening report on you, we will refund the unused portion of the fee. We do not accept a screening fee when no home is available unless you ask us in writing to hold your application.

AMOUNT RECEIVED	DATE RECEIVED	RECEIVED BY
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8 · AUTHORIZATION AND SIGNATURE

By signing below I certify that the information given in this application is true, complete and correct to the best of my knowledge. I understand that any material misstatement or omission may result in my application being declined, or in termination of a tenancy already granted.

I authorize Palms at Wilcox and its agents to obtain a consumer report, which may include credit history, rental history, employment and income verification, and criminal background information, for the purpose of evaluating this application. I authorize my current and previous landlords and employers to release information about my tenancy and employment.

I understand that if my application is declined wholly or partly on the basis of information in a consumer report, I will be notified in writing and told which reporting agency supplied it, so that I may obtain a free copy of that report and dispute anything inaccurate.

APPLICANT SIGNATURE	PRINT NAME	DATE
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Equal Housing Opportunity. Palms at Wilcox does business in accordance with federal, state and local fair housing laws. We do not discriminate on the basis of race, color, religion, sex, familial status, national origin, disability, source of income, or any other protected class. Screening criteria are applied uniformly to every applicant.

Privacy. The information on this form is collected solely to evaluate your application. We do not sell or share it. Applications from households who are not offered a home are retained only as long as required and then securely destroyed.

OFFICE USE ONLY

DATE RECEIVED	RECEIVED BY	HOME ASSIGNED	DECISION
CREDIT SCORE	INCOME VERIFIED (MONTHLY)	RATIO TO RENT	NOTES

Return this form to the leasing office at 7919 Wilcox Ave., Cudahy, CA 90201, or email it to leasing@palmsatwilcox.com. Questions: (562) 688-1062. Se habla español.