



APPLICATION TO RENT/ SCREENING FEE (C.A.R. Form LRA, Revised 12/19)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

- 1. Applicant is completing Application as a (check one) tenant, tenant with co-tenant(s) or guarantor/co-signor.
2. PREMISES INFORMATION: Application to rent property at 11958 Sarah Street, Valley Village, CA 91607
3. PERSONAL INFORMATION: A. FULL NAME OF APPLICANT, B. Date of Birth, C. Driver's license No., D. Phone number, E. Email, F. Name(s) of all other proposed occupant(s), G. Pet(s), H. Auto, I. In case of emergency, person to notify, J. Does applicant or any proposed occupant plan to use liquid-filled furniture?, K. Has applicant been a party to an unlawful detainer action..., L. Has applicant or any proposed occupant ever been asked to move out..., M. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony...

4. RESIDENCE HISTORY

Current address, Previous address, City/State/Zip, From to, Name of Landlord/Manager, Landlord/Manager's phone, Do you own this property?, Reason for leaving current address



Property Address: 11958 Sarah Street, Valley Village, CA 91607 Date: _____

5. EMPLOYMENT AND INCOME HISTORY

Current employer _____ Previous employer _____
Current employer address _____ Prev. employer address _____
From _____ To _____ From _____ To _____
Supervisor _____ Supervisor _____
Supervisor phone _____ Supervisor phone _____
Employment gross income \$ _____ per _____ Employment gross income \$ _____ per _____
Other income info _____ Other income info _____

6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____
Name _____ Address _____
Phone _____ Length of acquaintance _____ Occupation _____

8. NEAREST RELATIVE(S)

Name _____ Address _____
Phone _____ Relationship _____
Name _____ Address _____
Phone _____ Relationship _____

9. Applicant understands and agrees that: **(i)** this is an application to rent only and does not guarantee that applicant will be offered the Premises; **(ii)** Landlord or Manager or Agent may receive more than one application for the Premises and, will select the best qualified applicant; and **(iii)** Applicant will provide a copy of applicant’s driver’s license or other acceptable identification upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: **(i)** verify the information provided; **(ii)** obtain a credit report on applicant; and **(iii)** obtain an “Investigative Consumer Report” (“ICR”) on and about applicant. An ICR may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, and employment and tenant history. By signing below, you also acknowledge receipt of the attached NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW (C.A.R. form BIRN).

Please check this box if you would like to receive, at no charge, a copy of an ICR or consumer credit report if one is obtained by the Landlord/Manager/Agent whenever you have a right to receive such a copy under California law.

10. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents with whom applicant has had, or intends to have, a rental relationship.

If application is not fully completed, or if section II, 2 is applicable and the application is received without the full screening fee: **(i)** the application will not be processed, and **(ii)** the application and any portion of the screening fee paid will be returned.

Applicant Signature _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: Tom Bregman

Address 286 Park View Drive City Oak Park State CA Zip 91377



Property Address: 11958 Sarah Street, Valley Village, CA 91607 Date: _____

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

1. Applicant will provide screening information and fee directly to Landlord/Manager/Agent's authorized screening service at _____.
- OR 2. Applicant shall pay a nonrefundable screening fee of \$ _____, directly to Landlord/Manager/Agent, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, www.bls.gov.)
\$ _____ for credit reports prepared by _____;
\$ _____ for _____ (other out-of-pocket expenses); and
\$ _____ for processing.
3. If 2 is selected, and the application is received without the full screening fee: **(i)** Landlord/Manager/Agent will notify Applicant, **(ii)** the application will not be processed, and **(iii)** the application and any portion of the screening fee paid will be returned.
4. Applicant shall provide Social Security Number/Tax Identification Number to Landlord/Manager/Agent.

The undersigned has read the foregoing section regarding the screening fee and acknowledges receipt of a completed copy.

Applicant Signature

Date

Landlord/Manager/Agent acknowledges receipt of this entire Application to Rent/Screening Fee.

By: _____ Thomas Bregman, Trustee DRE Lic.# 01724799 Date _____

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LRA REVISED 12/19 (PAGE 3 OF 3)



Thomas Bregman | Bregman Properties, Inc. | Generated by Glide 

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NOTICE REGARDING BACKGROUND INVESTIGATION REPORTS PURSUANT TO CALIFORNIA LAW

(C.A.R. Form BIRN, 12/19)

The person signing below (on behalf of the Landlord, if not the Landlord) intends to obtain information about you from an investigative consumer reporting agency and/or a consumer credit reporting agency for the purpose of letting a dwelling. Thus, you can expect to be the subject of "investigative consumer reports" and "consumer credit reports" obtained for housing purposes. Such reports may include information about your character, general reputation, personal characteristics and mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency ("CRA"), the Landlord may investigate the information contained in your rental application and other background information about you, including but not limited to obtaining a criminal record report, eviction report, verifying references, work history, your social security number, and other information about you, and interviewing people who are knowledgeable about you. The results of this report may be used as a factor in making housing decisions. The source of any investigative consumer report (as that term is defined under California law) will be:

CRA: _____, Address: _____
Telephone: _____ Email: _____

The Landlord agrees to provide you with a copy of an investigative consumer report when required to do so under California law.

Under California Civil Code section 1786.22, you are entitled to find out from a CRA what is in the CRA's file on you with proper identification, as follows:

- In person, by visual inspection of your file during normal business hours and on reasonable notice. You also may request a copy of the information in person. The CRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- A summary of all information contained in the CRA's file on you that is required to be provided by the California Civil Code will be provided to you via telephone, if you have made a written request, with proper identification, for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.
- By requesting a copy be sent to a specified addressee by certified mail. CRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the CRAs.

"Proper Identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the CRA require additional information concerning your employment and personal or family history in order to verify your identity.

The CRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. A CRA may require you to furnish a written statement granting permission to the CRA to discuss your file in such person's presence.

Landlord, Manager, or Agent Signature: _____ **Thomas Bregman** DRE Lic. # **01724799**

Date _____

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