



PO Box 41243, Bakersfield, CA 93384 | 800-640-2976 |  
DRE 01333898

## **Welcome to CalWestern Property Management-**

Thank you for your interest in our property! Please read and complete all information sections provided. If you have any questions, contact us immediately. You will be contacted by the leasing office on the status of your application.

There will be a \$45 nonrefundable credit check fee per applicant. Application Fee, Credit, and Background check required on all persons over the age of 18 who will be living in the property.

### **APPLICANT:**

- i. Must provide a separate application packet per applicant. Prior to taking possession of property all applicants must have inspected interior and exterior of property and accept "as is" unless other terms are agreed in writing (C.A.R. Form MIMO used for Inspection).
- ii. If current employment is less than 2 years, then previous employer information must be provided along with last 30 days check stubs and last 2 months bank statements.
- iii. Monthly income must be at least 2.5 times greater than the monthly lease amount. Monthly debt obligations including rental amount must not exceed 46.5% of monthly gross income. If you are self-employed: we will need tax returns for the previous 2 years.
- iv. Must provide copy of Social Security Card or receipt from the Social Security Office showing you have applied for a duplicate, and a CA Driver License for credit check. Credit Report must not reflect current unpaid collections, and/or current late payments on revolving accounts since Bankruptcy.
- v. The number of occupants per unit must not exceed 2 persons per bedroom plus 1 additional person. Uniform Housing Code Section 503(b).
- vi. Pets with updated vaccinations/insurance and spay/neuter certifications are negotiable.

vii. Pay a \$45.00 credit processing fee for each applicant.

viii. If any information on the application cannot be verified by phone, applicant must provide all references in writing (signatures of referrals will be required).

ix. Upon approval of application, a \$500.00 Holding Deposit, Signed Lease Contract and a Signed Holding Deposit Receipt shall be required to take the property off the market; not to exceed (15) days.

x. Cashiers Check or Money Order for Fees, First Months Rent and all Deposits are to be made out to: CALWESTERN PROPERTY MANAGEMENT.

xi. Cosigner must meet all Requirements for Leasing for individuals with less than 2 years verifiable employment and less than 2 years independent rental history. We will not accept a cosigner for applicants with current negative credit (see iv. above).

xii. All information must be provided along with application in order to begin the screening process.