



Rental Application

Horizon Properties
 Phone: (916) 961-RENT
 Fax: (916) 961-5368
 horizonproperties.com

***** MISSING INFORMATION MAY DELAY PROCESSING *****

Property information

Home you are interested in renting: Rent: \$ Date you wish to move
 Desired lease term: 6 mo 1 year How did you first learn about the home?

Applicant information

Full name (PLEASE PRINT): Date of birth:
 Other names you have ever used:
 E-mail Address: Social Security #:
 Phone# (day): Phone# (night): Phone# (cell):
 Drivers License #: State: Exp date:

Residency History: Please list everywhere you have lived for at least the past three years.

Present Address: City/State/Zip: Rent: \$
 Phone #: Date moved in: Reason for moving:
 Owner/Manager: Owner/Manager's Phone #:

Previous Address: City/State/Zip: Rent: \$
 Date moved in: Date moved out: Reason for moving:
 Owner/Manager: Owner/Manager's Phone #:

Previous Address: City/State/Zip: Rent: \$
 Date moved in: Date moved out: Reason for moving:
 Owner/Manager: Owner/Manager's Phone #:

Previous Address: City/State/Zip: Rent: \$
 Date moved in: Date moved out: Reason for moving:
 Owner/Manager: Owner/Manager's Phone #:

Other Residents: Please list all other occupant(s) (even if part time) and their relationship to you.

Name:	<input type="text"/>	Relationship:	<input type="text"/>	Sex:	<input type="text"/>	Age:	<input type="text"/>
Name:	<input type="text"/>	Relationship:	<input type="text"/>	Sex:	<input type="text"/>	Age:	<input type="text"/>
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*****An application is required for each and every occupant 18 years of age or older*****

Pets: Please list all pets that will be in the home (even if part time).

Name:	Type of animal	Breed	Sex	Weight	Age
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Employment History: Please list at least the three most recent years of employment information.

Present employer: [] Date started: [] Gross income / month: \$ []
Employer address: [] City/State/Zip: []
Employer phone #: [] Job title: []

Present / prior employer: [] How long? [] Gross \$ / month: \$ []
Employer address: [] City/State/Zip: []
Employer phone #: [] Job title: []

Present / prior employer: [] How long? [] Gross \$ / month: \$ []
Employer address: [] City/State/Zip: []
Employer phone #: [] Job title: []

Other income source: [] Gross income per month: \$ []

Vehicles: Please list all cars, trucks, motorcycles, RV's, trailers, boats, etc., that may be parked at or near the home.

Year: []	Make: []	Model: []	License#: []	State: []	Color: []
Year: []	Make: []	Model: []	License#: []	State: []	Color: []
Year: []	Make: []	Model: []	License#: []	State: []	Color: []
Year: []	Make: []	Model: []	License#: []	State: []	Color: []

Banking and Credit Information: Please list banking information and at least one item of credit.

Bank: [] Account #: [] Account type: [] Branch: []
Creditor: [] Account #: [] Monthly payment: \$ [] Balance: \$ []
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Renters Insurance: We highly recommend that you maintain renters insurance as the landlord's insurance only covers the structure, not the contents. Have renters insurance? Yes No Company: []

Miscellaneous:

Have you ever had eviction filed against you? Yes No If so, explain: []
Have you ever filed bankruptcy? Yes No If so, explain: []
Have you ever been convicted of a felony? Yes No If so, explain: []
Have you ever been asked to move? Yes No Date: [] Reason: []
Please list any liquid-filled furniture (waterbed, aquarium etc) that will be at the property: []

Personal References: Please list two personal references.

Name: [] Relationship: [] Phone #: []
Name: [] Relationship: [] Phone #: []

Emergency Contact: Please provide contact information in case of emergency for someone **NOT** living with you.

Person to notify: [] Relationship: []
Address: [] City/State/Zip: [] Phone#: []

The \$32 application fee must be paid in advance, cannot be paid by personal check, is neither a deposit nor rent, and will not be applied to future amounts due or refunded, even if the application is declined.

Applicant represents information herein to be true, correct and complete and hereby authorizes verification of the information provided, including obtaining a credit report. Applicant understands that the landlord may terminate any rental agreement entered into for any misrepresentation made above, no matter when the misrepresentation is discovered. Applicant agrees to execute the lease or rental agreement if approved, which shall commence no later than the date listed above as the date applicant is planning to move. Applicant agrees that the property will be occupied only by the persons named in this application.

Date _____ Time _____ Applicant signature _____

The following policies/procedures have been developed to ensure that all prospective applicants of Horizon Properties are treated equally:

- ☀️ Horizon Properties strictly adheres to all fair housing laws.
- ☀️ Gross household income must be approximately three times the rent amount.
- ☀️ Each person 18 years or older must appear on the lease and therefore must fill out an application.
- ☀️ All sections of the application must be filled in completely.
- ☀️ Photo ID is required (license, passport, state issued ID, etc.).
- ☀️ Proof is required for all sources of income; unverifiable or under-the-table income cannot be considered.
- ☀️ The application fee is \$32 per person and is non-refundable
- ☀️ Our office accepts cash or Paypal payments ONLY for application fees.
- ☀️ We cannot accept personal checks for application fees.
- ☀️ If approved, initial payment must be by cashier's check only.
- ☀️ Security deposit must be received within 24 hours of approval

If you love a Horizon property and feel that you meet these criteria, we invite you to submit an application. More than one application may be processed at the same time, so the more documentation you provide with YOUR application (identification, proof of income, bank statements, tax returns, anything that may assist us in verifying all your information), the faster we will be able to have an answer for you.

If you are not certain whether you may qualify to rent the property, you may call our office and ask to be pre-qualified prior to seeing the property. Pre-qualification does not guarantee that the landlord will approve your application.

If there are some concerns with some of the details of your application, including less than ideal credit, job standing or references, it may not be necessary to deny your application. It MAY be possible for you to pay a higher security deposit and/or provide a co-signer to be a guarantor for the rental of the property.

Submitting your application

(Remember to include identification, proof of income, and any other means of verification of information.)

In person or by mail

Include \$32 per person 18 or over in cash or money order payable to Horizon Properties.

Deliver to:

Horizon Properties
7844 Madison Ave #152
Fair Oaks, CA 95628-3540

Hours:

Mon-Fri: 9am-4:30pm
Weekend, evenings:
by appointment

Driving directions:

From Hwy 80

Madison Ave exit
East on Madison Ave
First drive after Primrose
Rear of 2nd building on left

From Hwy 50

Sunrise Blvd exit North
Left on Madison Ave
Left on Primrose Dr
3rd driveway on left
2nd building on left

Dropslot:

Or you may enclose your completed application, \$32 application fee, and all documentation in an envelope and deposit it in the dropslot to the right of the south entrance to our building. NO personal checks can be accepted.

By fax or email

Fax your application to **916-961-5368** or scan and email to homes@horizonproperties.com.
Go to: <http://www.horizonproperties.com/apply.html> and click the "Pay Now" button.
Include \$32 per person 18 or over via Paypal.