

SINGLE-FAMILY RENTAL APPLICATION

Property: [PROPERTY ADDRESS], [CITY WHERE THE RENTAL PROPERTY IS], CA **Landlord / Property Manager:** [LANDLORD] **Application Date:**

This Rental Application (this "Application") is submitted by the undersigned applicant (the "Applicant") to [LANDLORD] (the "Landlord") for the purpose of evaluating the Applicant's suitability to lease the rental premises described above (the "Premises"). The Applicant certifies that the information provided is true, complete, and accurate to the best of the Applicant's knowledge.

Fair Housing Notice

Equal Housing Opportunity. The Landlord complies with the federal Fair Housing Act, 42 U.S.C. §§3601-3619, and all applicable state and local fair-housing laws. The Landlord does not discriminate on the basis of race, color, national origin, religion, sex (including sexual orientation and gender identity), familial status, or disability. The Landlord does not ask about, and will not consider, any protected-class characteristic in evaluating this Application. The Landlord applies its published written screening criteria consistently to all applicants.

1. Applicant Information

- **Full legal name:** [APPLICANT NAME]
- **Date of birth:**
- **Phone:** [PHONE NUMBER]
- **Email:** [EMAIL ADDRESS]

2. Household

- **Adults (including Applicant):** 1
- **Minor occupants:** 0 (*Landlord does not record children's ages — Fair Housing*)
- **Tobacco smoker in household:** No

3. Residence History

- **Current address:** [CURRENT ADDRESS]
- **Years at current address:** 0

4. Employment and Income

- **Gross monthly income (all sources):**

- **Income sources:** Wages

California source-of-income protection. Pursuant to California Government Code §12927 (as amended by SB 329), source of income — including Housing Choice Vouchers (Section 8), veterans' benefits, SSI, SSDI, and other lawful income — is a protected class. The Landlord will not deny, score down, or otherwise disfavor this Application based on the source of lawful income, only on the total amount and reliability of payment.

5. Vehicles and Pets

- **Number of vehicles:** 0
- **Pets at property:** No

Emotional-support and service animals are NOT pets. Under the federal Fair Housing Act and Section 504 of the Rehabilitation Act, assistance animals (including service animals and emotional-support animals) are not "pets" and are not subject to pet restrictions, pet deposits, or pet rent. If the Applicant requires an assistance animal as a reasonable accommodation for a disability, the Applicant should submit a separate reasonable-accommodation request; it should not be listed in the pet section above. Refer to HUD FHEO-2020-01 guidance for documentation requirements.

6. Rental and Legal History

Prior eviction: No **Bankruptcy in past 7 years:** No

California Fair Chance Housing Notice

Pursuant to California's Fair Chance Access to Housing Act (Gov. Code §12955 et seq., as amended by AB 2661, effective July 1, 2025), Landlords with five (5) or more rental units may not inquire about an Applicant's criminal history before making a **conditional offer of tenancy**. Any criminal-history inquiry will occur only after a conditional offer has been made, and any denial based on criminal history must be preceded by an **individualized assessment** considering: (a) the nature and seriousness of the offense; (b) the time that has elapsed since the conviction or completion of the sentence; and (c) evidence of rehabilitation. Blanket criminal-history bans are prohibited.

7. Emergency Contact and Reference

8. Application Fee

Application fee: \$0.00

California fee cap. Pursuant to Cal. Civ. Code §1950.6, the application fee may not exceed the Landlord's actual, reasonable, out-of-pocket cost of screening the Applicant, with a cap that is annually adjusted for inflation by the Consumer Price Index. The Landlord will provide an itemized receipt of screening costs

upon request and will refund any portion of the fee not actually expended on screening. AB 2493 (effective 2025) imposes additional restrictions on fee collection — verify current guidance from the California Department of Real Estate.

9. FCRA Disclosure and Authorization

Clear and Conspicuous Disclosure (15 U.S.C. §1681b(b)(2)). The Landlord hereby discloses to the Applicant, in this stand-alone document, that the Landlord may obtain a "consumer report" and/or "investigative consumer report" (as those terms are defined in the Fair Credit Reporting Act, 15 U.S.C. §§1681 et seq.) concerning the Applicant for the purpose of evaluating the Applicant's tenancy application. Such reports may include, without limitation:

- **Credit report** (from Experian, Equifax, TransUnion, or other consumer reporting agency);
- **Criminal background report** (subject to state and local restrictions described above);
- **Eviction history report** (from a specialty consumer reporting agency);
- **Employment verification and rental-history verification.**

Written Authorization. The Applicant authorizes the Landlord, its agents, and its tenant-screening vendors to obtain the reports identified above and to contact the Applicant's current and former landlords, employers, and personal references, and any third party that may have relevant information, for the purpose of evaluating this Application.

Applicant Rights. Under the FCRA, the Applicant has the right to: (a) receive, upon request, disclosure of the nature and scope of any investigative consumer report; (b) dispute the accuracy of any information in a consumer report with the consumer reporting agency that issued the report; and (c) receive a copy of the report, free of charge, from the consumer reporting agency within sixty (60) days of any adverse action.

Adverse Action Notice. If the Landlord takes any adverse action (denial of the Application, requirement of a higher security deposit, requirement of a cosigner, or other less-favorable terms) based wholly or partly on information contained in a consumer report, the Landlord shall provide the Applicant with a written adverse-action notice identifying the consumer reporting agency that furnished the report (name, address, and telephone number), informing the Applicant of the right to dispute the information with the agency, and informing the Applicant of the right to a free copy of the report from the agency within sixty (60) days.

10. Certifications and Acknowledgments

By signing below, the Applicant certifies, acknowledges, and agrees:

1. **Truthfulness.** All information provided in this Application is true, complete, and accurate to the best of the Applicant's knowledge, and any material misrepresentation is grounds for denial or, if discovered after move-in, termination of the tenancy.
2. **Verification authorization.** The Landlord may verify any information provided by contacting references, prior landlords, employers, and third parties, and may obtain the consumer reports described in Section 9.
3. **No binding lease.** Submission of this Application does not create a lease or obligate the Landlord to rent the Premises. A lease is formed only by the parties' execution of a written lease agreement.
4. **Fee disposition.** The application fee above is zero and, unless otherwise disclosed in writing, is non-refundable to the extent actually expended on screening.
5. **Screening criteria.** The Applicant has received a copy of the Landlord's written screening criteria before submitting this Application.
6. **Notice of decision.** Upon written request within sixty (60) days, the Landlord shall disclose in writing the nature and scope of any investigation made and, if this Application is refused, shall state in writing the reason for such refusal.

Signatures

Applicant

PRINTED NAME

SIGNATURE

DATE

Landlord Acknowledgment of Receipt

The Landlord acknowledges receipt of this Application. **This acknowledgment does not constitute acceptance of the Application and does not form a lease.** A lease will be formed only upon the parties' execution of a separate written lease agreement.

Landlord / Property Manager

PRINTED NAME

SIGNATURE

DATE