

Los Angeles Corporate Division
11215 SOUTH WESTERN AVENUE
LOS ANGELES, CALIFORNIA 90047-4848
TEL: (323) 754-2818 • FAX: (323) 754-0540



www.intlrealtyinvestment.com

Long Beach Division
1100 E. WARDLOW ROAD
LONG BEACH, CALIFORNIA 90807-4726
TEL: (562) 427-8626 • FAX: (562) 427-8408
DRE License No. 00603039

When Submitting an Application, Please Have These Items Ready For Each Adult:

- ***\$25.00 CREDIT CHECK FEE PER ADULT
(NON-REFUNDABLE) CASH OR MONEY ORDER ONLY.***
 - ***DRIVER'S LICENCE OR CALIFORNIA I.D.***
 - ***SOCIAL SECURITY CARD***
 - ***MONTHLY INCOME MUST EXCEED DOUBLE AMOUNT OF RENT***
 - ***PROOF OF INCOME SUCH AS:***
 - ***MOST CURRENT CHECK STUBS
AND/ OR***
 - ***MOST CURRENT PROOF OF SSI AMT.
AND/OR***
 - ***MOST CURRENT PROOF OF AFDC AMT.***
 - ***SECTION 8 VOUCHER (IF APPLICABLE)***
-

Note: It will take approximately 3 Business days to process your applications if all Items above are submitted the same day you apply.

INTERNATIONAL REALTY & INVESTMENTS
Providing a World of Housing Opportunities



APPLICATION TO RENT/SCREENING FEE

(C.A.R. Form LRA, Revised 11/13)

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.
Total number of applicants _____
2. PREMISES INFORMATION
Application to rent property at _____ ("Premises")
Rent: \$ _____ per _____ Proposed move-in date _____
3. PERSONAL INFORMATION
 - A. FULL NAME OF APPLICANT _____
 - B. Date of Birth _____ (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)
 - C. Social Security No. _____ Driver's License No. _____
State _____ Expires _____
 - D. Phone Number: Home _____ Work _____ Other _____
 - E. Email _____
 - F. Name(s) of all other proposed occupant(s) and relationship to applicant _____
 - G. Pet(s) or service animals (number and type) _____
 - H. Auto: Make _____ Model _____ Year _____ License No. _____ State _____ Color _____
Other vehicle(s): _____
 - I. In case of emergency, person to notify _____
Relationship _____
Address _____ Phone _____
 - J. Does applicant or any proposed occupant plan to use liquid-filled furniture? No Yes Type _____
 - K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? No Yes
If yes, explain _____
 - L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? No Yes
If yes, explain _____
 - M. Has applicant or any proposed occupant ever been asked to move out of a residence? No Yes
If yes, explain _____
4. RESIDENCE HISTORY

Current address _____	Previous address _____
City/State/Zip _____	City/State/Zip _____
From _____ to _____	From _____ to _____
Name of Landlord/Manager _____	Name of Landlord/Manager _____
Landlord/Manager's phone _____	Landlord/Manager's phone _____
Do you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes	Did you own this property? <input type="checkbox"/> No <input type="checkbox"/> Yes
Reason for leaving current address _____	Reason for leaving this address _____
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 _____

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Applicant's Initials (_____) (_____)

Reviewed by _____ Date _____



LRA REVISED 11/13 (PAGE 1 OF 2)

APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

Agent: Malcolm Bennett Phone: (323)754-2818 Fax: (323)754-0540 Prepared using zipForm® software
Broker: International Realty & Inv 1100 E Wardlow Rd Long Beach, CA 90807

Property Address: _____ Date: _____

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 _____

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 accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license 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; and (ii) obtain a credit report on applicant and other reports, warnings and verifications on and about applicant, which may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant _____ Date _____ Time _____

Return your completed application and any applicable fee not already paid to: _____ State _____ Zip _____
Address _____ City _____

II. SCREENING FEE

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

Applicant has paid a nonrefundable screening fee of \$ _____, 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. The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$42.06 as of 2009.)

\$ _____ for credit reports prepared by _____;
 \$ _____ for _____ (other out-of-pocket expenses); and
 \$ _____ for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature _____ Date _____

The undersigned has received the screening fee indicated above.

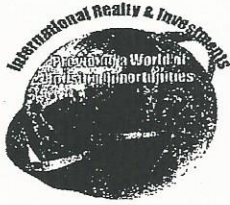
Landlord or Manager or Agent Signature _____ CalBRE Lic. # _____ Date _____

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AUTHORIZATION TO RELEASE INFORMATION REGARDING TENANCY

TO: The current owner or manager of _____
FROM: _____
RE: Verification of Tenancy

Please verify the following information for tenant(s): _____

Rent Amount: _____
Dates of Tenancy From _____ to _____
Paid rent on time through tenancy Yes _____ No _____ if no how many times late _____
Was tenant a problem at any time throughout tenancy Yes _____ No _____

If yes, please explain _____

Was an Unlawful Detainer ever filed on tenant Yes _____ No _____
Was a 3-Day Notice ever issued Yes _____ No _____
Would you rent to tenant again Yes _____ No _____

Please fax back to 323.754.0540

Applicant signature below authorizes the above-referenced property manager to release information regarding their tenancy to INTERNATIONAL REALTY & INVESTMENTS.

Applicant Signature

Date

I certify that the information contained in this form is a true and accurate account of the applicant's tenancy.

Manager Signature _____

Date _____