



**M&M PROPERTY MANAGEMENT**  
1401 El Camino Ave. Suite 200  
Sacramento, Ca 95815



Hours: Monday to Friday 8:30 am to 5:00 pm  
Closed between Noon and 1:00 pm  
Closed most holidays

## **TENANT APPLICATION COVER SHEET**

### **RENTAL REQUIREMENTS**

#### **INCOME and CREDIT HISTORY:**

Gross income of 2 ½ to 3 times the monthly rent to qualify plus acceptable landlord and credit references – **NO EVICTIONS**

Direct ALL questions about your credit history to a property manager or leasing agent that is listed on desired property.

#### **RENTAL HISTORY**

Please include:

1. Owner/Manager name - Please indicate if the reference name(s) is the manager or owner, and provide current phone number(s)
2. Please include address and apartment number(s) on application.
3. Please let us know if this is a house, duplex, condo, apartment, etc.

#### **NECESSARY PAPERS:**

1. Copies of Picture ID (CA Drivers Lic. Preferred)
2. Social Security Card
3. 2 Most Recent Pay-stubs or Proof of Income, Self Employed 2 years income tax return and current bank statement.

#### **APPLICATIONS WILL BE REVIEWED ON THE BASIS OF:**

1. Verifiable Income
2. Longevity of employment/source of income
3. Present and past rental history
4. Banking and credit information

#### **PROCESSING FEE**

Non-refundable Application Fee is \$30 per individual (18 and over)

#### **PET DEPOSITS**

When pet and/or animal are considered for a property, they may be approved at the sole discretion of the property management company, and can be excluded for whatever reason is deemed appropriate. Extra deposit will be asked for per pet and or animal.

#### **RENT PAYMENTS**

Rent can be paid through Electronic Funds Transfer – Electronic Funds transfer are made on 5<sup>th</sup> of each month.

#### **MOVE-IN COSTS**

All Move-In Costs **MUST** be paid in the form of a **Cashier's Check ONLY**

**ALL PROPERTIES ARE ON ONE YEAR LEASE unless other wise stated.**

**Filling in all the blanks permits us to process your application faster. Where a question does not apply, please write "none" or "n/a" as applicable. Please allow up to 24/48 hours for application to be processed.**

**All questions about property need to be directed to appropriate agent.**

**This application is the property of M&M Property Management.**

#### **I CONSENT TO A CREDIT REPORT INQUIRY**

**Applicant has read and agrees to the above:** Signature \_\_\_\_\_



# M&M PROPERTY MANAGEMENT

1401 El Camino Ave. Suite 200  
Sacramento, Ca 95815  
(916) 923-6181



## TENANT APPLICATION

### M&M PROPERTY MANAGEMENT

1401 El Camino Avenue, #200, Sacramento, CA 95815 • (916) 923-5772

**APPLICATIONS TO RENT (\$30 FEE) Make checks payable to "M&M Property Management"**  
**PLEASE COMPLETE IN BLACK INK**

Agent: \_\_\_\_\_ Agent #: \_\_\_\_\_ Property Shown By: \_\_\_\_\_

**"RENTS WILL BE PAID THROUGH ELECTRONIC FUNDS TRANSFER"**

*(Electronic Funds transfer made on 5<sup>th</sup> of each month)*

Property Address Applying For: \_\_\_\_\_

Rent Amount: \$ \_\_\_\_\_ Deposit: \$ \_\_\_\_\_ Requested Move In Date: \_\_\_\_\_

Today's Date \_\_\_\_\_ Email: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Social Security Number: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

How did you hear about our company?  CraigsList  Web Site  Sign  Yellow Pages  
 Other \_\_\_\_\_

Name and Ages of all other occupants:

\_\_\_\_\_ Age \_\_\_\_\_ \_\_\_\_\_ Age \_\_\_\_\_

\_\_\_\_\_ Age \_\_\_\_\_ \_\_\_\_\_ Age \_\_\_\_\_

\_\_\_\_\_ Age \_\_\_\_\_ \_\_\_\_\_ Age \_\_\_\_\_

PETS:  YES  NO  CAT  DOG  BREED \_\_\_\_\_

Please provide Picture of Pet.

### RENTAL HISTORY

Current Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Moved-in date: \_\_\_\_\_ Move-out date: \_\_\_\_\_

Landlord's Name: \_\_\_\_\_ Agent  Owner  Other

Landlord's Phone Number: H) \_\_\_\_\_ W) \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

Amount of Rent/Mortgage Paid: \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_

**Previous Address:** \_\_\_\_\_ **City:** \_\_\_\_\_  
**State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_ **Moved-in date:** \_\_\_\_\_ **Move-out date:** \_\_\_\_\_  
\_\_\_\_ Live with Family \_\_\_\_ Live with Friends \_\_\_\_ Live with other Roommates  
**Landlord's Name:** \_\_\_\_\_ **Agent** \_\_\_\_ **Owner** \_\_\_\_ **Other** \_\_\_\_\_  
**Landlord's Phone Number:** H) \_\_\_\_\_ W) \_\_\_\_\_  
**Reason for Leaving:** \_\_\_\_\_  
**Amount of Rent/Mortgage Paid:** \$ \_\_\_\_\_ **Date Paid:** \_\_\_\_\_

**Previous Address:** \_\_\_\_\_ **City:** \_\_\_\_\_  
**State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_ **Moved-in date:** \_\_\_\_\_ **Move-out date:** \_\_\_\_\_  
\_\_\_\_ Live with Family \_\_\_\_ Live with Friends \_\_\_\_ Live with other Roommates  
**Landlord's Name:** \_\_\_\_\_ **Agent** \_\_\_\_ **Owner** \_\_\_\_ **Other** \_\_\_\_\_  
**Landlord's Phone Number:** H) \_\_\_\_\_ W) \_\_\_\_\_  
**Reason for Leaving:** \_\_\_\_\_  
**Amount of Rent/Mortgage Paid:** \$ \_\_\_\_\_ **Date Paid:** \_\_\_\_\_

**EMPLOYMENT INFORMATION**

**Present Employment:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **City** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Telephone:** \_\_\_\_\_ **Position:** \_\_\_\_\_  
**How Long At Job:** \_\_\_\_ Years \_\_\_\_ Months **Gross Monthly Income:** \$ \_\_\_\_\_ **Full Time or Part Time (circle)**  
**Supervisor Name:** \_\_\_\_\_

**Previous Employment:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **City** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip** \_\_\_\_\_  
**Telephone:** \_\_\_\_\_ **Position:** \_\_\_\_\_  
**How Long At Job:** \_\_\_\_ Years \_\_\_\_ Months **Gross Monthly Income:** \$ \_\_\_\_\_ **Full Time or Part Time (circle)**  
**Supervisor Name:** \_\_\_\_\_

**Other Income:**

**Spousal/Child Support:** \$ \_\_\_\_\_ **Court Ordered** \_\_\_\_\_  
**AFDC \$** \_\_\_\_\_ **County** \_\_\_\_\_ **Worker Name:** \_\_\_\_\_  
**S.S.I. \$** \_\_\_\_\_ **County** \_\_\_\_\_ **Worker Name:** \_\_\_\_\_  
**Other Income Source:** \_\_\_\_\_ **Retirement: \$** \_\_\_\_\_

**BANKING INFORMATION:**

**Checking Account #:** \_\_\_\_\_ **Bank:** \_\_\_\_\_  
**Balance: \$** \_\_\_\_\_ **Telephone Number:** \_\_\_\_\_  
**Savings Account #:** \_\_\_\_\_ **Bank:** \_\_\_\_\_  
**Balance: \$** \_\_\_\_\_ **Telephone Number:** \_\_\_\_\_

**AUTOMOBILE INFORMATION:**

Auto Make and Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_

License Number: \_\_\_\_\_

Auto Make and Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_

License Number: \_\_\_\_\_

**EMERGENCY INFORMATION**

**In Case of Emergency Notify**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Personal Reference: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

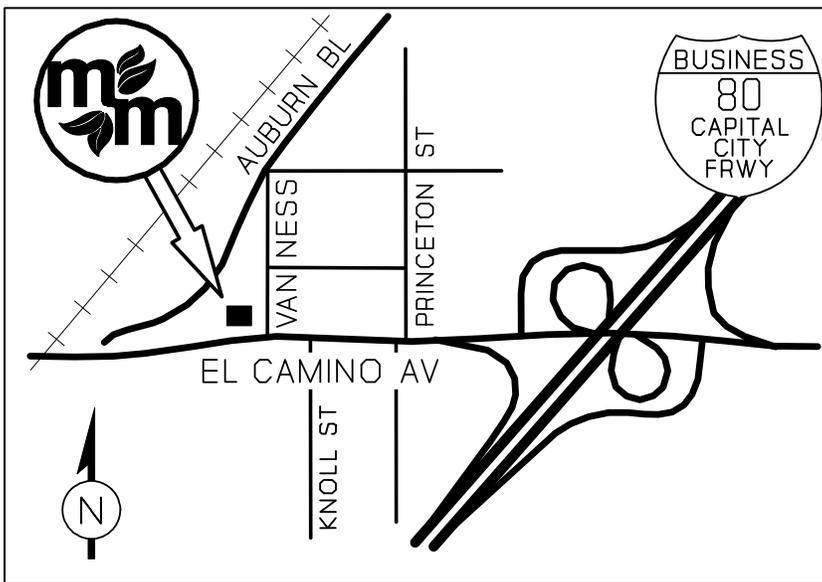
Have you ever been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform an obligation of a rental agreement/lease)? If yes, please explain: \_\_\_\_\_

Applicant agrees that all the above statements are true and correct and hereby authorize verification of the above items including but not limited to the obtaining of a credit report and agrees to furnish additional credit referenced on request. ***“As required by law, you are hereby notified that a negative credit report may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.”***

To reserve this unit/property for your occupancy, the security deposit of \$ \_\_\_\_\_ must be paid within twenty-four (24) hours of approval of this application. All Move-In Costs **MUST** be paid in the form of a **Cashier’s Check or Money Order ONLY.**

**I HAVE REVIEWED THE PROPERTY and I CONSENT TO A CREDIT REPORT INQUIRY.**

DATE: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_



M&M Property Management  
 1401 El Camino Avenue  
 Suite 200  
 Sacramento, CA 95815  
 (916) 923-6181  
 Fax: (916) 923-1629  
[info@mmproperties.com](mailto:info@mmproperties.com)  
 mmproperties.com

**Office Hours:**  
 8:30 am to 5:00 PM  
**Closed at Lunch between:**  
 Noon and 1:00 PM