

# The LaBrada Group

Real Estate Services



Thank you for your interest in a property that is managed by  
The LaBrada Group, Inc. - Property Management & Real Estate Services

**Please read thru this packet to answer our most commonly asked questions.** – DRE #02087854

APPLICATION: **ALL ADULTS, 18 and over, anticipated to live in the property MUST view the property in person,** must complete an application and be approved even if they are not going to be on the lease. We do limit the number of occupants in a unit/home – depending on factors such as number of bedrooms and size of property.

EMPLOYMENT VERIFICATION: As a basic guideline, you must be on your job for at least 6 months, we must be able to verify gross monthly income of at least 2.5 times the monthly rent amount. Your income **MUST BE** verifiable. We cannot include any sort of cash income. Questions about what is acceptable? Ask us.

RENTAL HISTORY: You must have good references from your current and/or previous landlords. Family is not considered a reference. A past eviction or balance due to a previous landlord is an automatic denial.

CREDIT HISTORY & BACKGROUND CHECK: We run a full factual credit report and do a thorough background & criminal check. We do not require perfect credit - but as a general rule we look for good credit - a mid FICO score of 575 – with some consideration for compensating factors. **Please call to discuss or attach a detailed letter regarding your circumstances if you think you have any issues that may arise.** We will do our best to advise you & assist with qualifying. We are here to help.

PETS: For most of our properties, **NO PETS OF ANY KIND** are allowed, however, **if pets are allowed,** a weight & breed restriction will apply. Additional pet rent and security deposit is required. **A color picture, current license and proof of current vaccinations for any animal is required with this application.**

TENANT INSURANCE: We require **ALL** tenants to carry renter's insurance – proof must be submitted prior to move in. If you need a referral to a reputable insurance carrier, ask us.

## **WHAT IS NEEDED – You MUST supply for your application to be processed:**

1.  Attached Application – One per adult living in home. Be sure to sign and initial where indicated.
2.  Copy of State Issued Identification **AND** Social Security Card or U.S. Passport.
3.  Most recent 60 days of your paystubs from your current employer showing year to date earnings. If your employer charges to verify employment, be prepared to submit bank statements as proof of income.
4.  Copies of all 2020 W-2's or 1099's.
5.  **Only IF** you are self employed: 6 months of full personal and business bank statements, a copy of your business license **AND** two years tax returns. We qualify based on your adjusted gross income.
6.  **If applicable,** Pets: A color picture of your pet, copy of their license and **RECENT** verification of vaccinations. If an Emotional Support Animal – **name and phone number of prescribing local doctor.** There is also a one-time pet set up fee of \$25 per pet due at time of move in.
7.  Application and Processing Fee: Cashiers Check or Money Order only for \$35.00 **for each applicant.** **This fee is a NON-REFUNDABLE fee.**



**APPLICATION TO RENT/SCREENING FEE  
AUTHORIZATION TO RUN CREDIT & PROCESS APPLICATION**


**A separate application to rent is required for each occupant 18 years of age or over, or emancipated minors.**

To apply for tenancy, please fully complete these (5) pages and return ORIGINALS, no faxed or emailed copies, to our offices with the above information. All move-in funds – first full 30 days rent, security deposit, lease set up fee, pet deposit etc (as applicable) – must be in cashiers check or money order only. See the final page for our phone number and addresses.

PLEASE NOTE: All new tenants are charged a non-refundable lease set up fee paid by new tenants of \$150 due at move in.

OUR APPLICATION PROCESS: Prospective tenants must call our office and make an appointment to bring in the original application and documents above to our office - again, no faxes or emailed applications. Please call ahead so we can expect you. It takes us a minimum of 2-4 weekdays to process an application. We accept applications until one is accepted. From the time you are informed you have been accepted, you have 3 days to sign the lease and bring in your security deposit in the form of a cashiers check or money order, and a maximum of 2 weeks from your approval date to take possession of the property, no exceptions. Your second rent payment is prorated. We can shorten the overall process to approximately 4-5 days, but in general, you have a maximum of 2 weeks from acceptance to take possession, and again, no exceptions.

Any questions: Please call (909) 981-3500.

 \_\_\_\_\_  
Signature (I have read and understand Pages 1 and 2)

Your Full Legal Name: _____
Total Number of Occupants (Including Children): _____

<b>SECTION 1 - PREMISES INFORMATION</b>
I am applying for the property at: _____
The advertised monthly lease amount is: \$_____

<b>SECTION 2 - PERSONAL INFORMATION</b>	
Date of Birth: _____	Social Security Number: _____
License or Identification No: _____	State: _____ Expires: _____
Cell Phone: _____	Work Phone: _____
Email Address: _____	
Auto Make and Model: _____	Year and Color: _____

**SECTION 3 - LIST ALL OCCUPANTS**

Full Name                      Relationship                      Date of Birth                      Age

**SECTION 4 - MISCELLANEOUS INFORMATION**

In Case of Emergency, person to contact/notify:

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

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

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

1. Does applicant or any proposed occupant plan to use liquid furniture:    Yes: \_\_\_\_\_    No: \_\_\_\_\_

2. Has Applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? If yes, please explain in Section 10.                      Yes: \_\_\_\_\_    No: \_\_\_\_\_

3. Has applicant or any proposed occupant ever been asked to move out of a residence or been evicted? If yes, please explain in Section 10.                      Yes: \_\_\_\_\_    No: \_\_\_\_\_

**SECTION 5 - RESIDENCE HISTORY - Must Go Back 7 Years**

CURRENT Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

From: \_\_\_\_\_ To: \_\_\_\_\_

Did/do you own this property?                      Yes: \_\_\_\_\_    No: \_\_\_\_\_

If you are a tenant.....

Name of Legal Owner of the Property You Reside? \_\_\_\_\_

Name & Phone Number to Verify Tenancy: \_\_\_\_\_

Is this person your (check one) \_\_\_\_\_ Landlord  
\_\_\_\_\_ Property Manager    \_\_\_\_\_ Parent

Current Rent Paid: \$ \_\_\_\_\_

Please explain why you are moving from your current address:

PREVIOUS Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

From: \_\_\_\_\_ To: \_\_\_\_\_

Did/do you own this property?                      Yes: \_\_\_\_\_    No: \_\_\_\_\_

If you were a tenant.....

Name of Legal Owner of the Property You Reside? \_\_\_\_\_

Name & Phone Number to Verify Tenancy: \_\_\_\_\_

Was this person your (check one) \_\_\_\_\_ Landlord  
\_\_\_\_\_ Property Manager    \_\_\_\_\_ Parent

Rent Paid: \$ \_\_\_\_\_

Please explain why you moved from this address:

**SECTION 6 - EMPLOYMENT & INCOME HISTORY - Must Go Back 7 Years**

CURRENT EMPLOYER: \_\_\_\_\_ Start Date: \_\_\_\_\_  
Address: \_\_\_\_\_ Supervisors Name: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Phone Number to Verify Employment: \_\_\_\_\_  
Title or Position: \_\_\_\_\_  
Before Tax Monthly Income: \_\_\_\_\_ Main Office Number: \_\_\_\_\_

ADDITIONAL INCOME: Do You Have Other Sources Of Income (Parent Support, Alimony, Child Support, SSI, Disability, Social Security, Rental Income)? Please include documentation and describe:

Monthly Amount: \$ \_\_\_\_\_

ADDITIONAL OR PREVIOUS EMPLOYER: Start Date: \_\_\_\_\_  
End Date: \_\_\_\_\_  
Address: \_\_\_\_\_ Supervisors Name: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Phone Number to Verify Employment: \_\_\_\_\_  
Title or Position: \_\_\_\_\_  
Before Tax Monthly Income: \_\_\_\_\_ Main Office Number: \_\_\_\_\_

**SECTION 7 - REFERENCES**

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
How long have you known them? \_\_\_\_\_ Their Occupation: \_\_\_\_\_  
Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
How long have you known them? \_\_\_\_\_ Their Occupation: \_\_\_\_\_

**SECTION 8 - PETS (If Applicable)**

Name of Pet(s): \_\_\_\_\_ Breed/Color: \_\_\_\_\_ Age/Weight: \_\_\_\_\_ Indoor or Outdoor: \_\_\_\_\_

Name & Phone Number of Prescribing LOCAL Doctor if Emotional Support Animal: \_\_\_\_\_

**SECTION 9 - IF THERE IS ANYTHING YOU WANT THE OWNER & PROPERTY MANAGER TO KNOW AS THEY REVIEW YOUR APPLICATION, PLEASE USE THIS SPACE TO EXPLAIN OR ATTACH A SEPARATE SHEET OR RELEVANT DOCUMENTS. This is the perfect place to explain credit issues that may arise!**

**SECTION 10 - AUTHORIZATIONS**

Applicant understands and agrees: (1) this is an application to lease only and does not guarantee that the applicant will be offered the Premises and 2) Landlord and/or The LaBrada Group, Inc. (TLG) may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant.

Applicant represents that the above information is true and complete, and hereby authorizes Landlord and/or TLG to 1) verify the information provided including but not limited to employment verification, income verification, checking and savings verification, payment history and other personal, rental and financial information and 2) obtain a full factual credit report and full background check on applicant.

TLG has received a NON REFUNDABLE application/credit check fee of \$35.00. This fee consists of a credit report fee, criminal background fee and a fee to process and review the application.

If application is not fully complete (missing information or documents), or received without the screening fee or proper documentation, 1) the application will not be processed or considered and 2) the application and any screening fee will be returned. Applicant agrees that the above information on pages 1-5 is true and correct and the attached documents are made partof.

 \_\_\_\_\_  
Applicants Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Social Security Number

To return your completed application and fee - call (909)981-3500 for an appointment to drop off your application at one of our two locations. One of the applicants must personally bring the application(s) with their own original drivers license to submit the application(s). We do not accept email or fax submissions.

Upland Corporate Office  
255 West Foothill Blvd., Suite 201  
Upland, CA 91786

Just West of Euclid Avenue next to the Von's  
Shopping Center

Hemet Satellite Office  
175 North Cawston Avenue #165  
Hemet, CA 92545

Just North of Florida Avenue