

**Mid-Valley Property Management**  
250 N. M Street, Tulare, CA 93274  
www.tularecountyrentals.com  
(559) 684-9094

Office Use Only  
\_\_\_\_/\_\_\_\_/\_\_\_\_  
App \_\_\_\_ of \_\_\_\_  
Single Tenant \_\_\_\_  
Multiple Tenants \_\_\_\_  
Co-signer \_\_\_\_  
Total Paid \$ \_\_\_\_

A separate application to rent is required for each occupant 18 years of age or over, or an emancipated minor.  
Applications must be completed in full and have all required information to be accepted. (Requirements listed on the back)

**Personal Information:** First Name \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_  
Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_ ID/Driver's License # \_\_\_\_\_ Exp \_\_\_\_\_ Social Security # \_\_\_\_\_  
Email \_\_\_\_\_ Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
**Authorize Cell Texting\*\*** Yes / No If yes, Applicant understands standard text message and data rates may apply.

**Residence History – Need 6 Years**

Current Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Move in date \_\_\_\_\_ Do/Did you own this property? Yes / No Is Landlord Related? Yes / No  
Landlord \_\_\_\_\_ Landlord's Phone \_\_\_\_\_  
Reason for leaving \_\_\_\_\_ Monthly Rent \_\_\_\_\_

Past Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
From \_\_\_\_\_ to \_\_\_\_\_ Do/Did you own this property? Yes / No Is Landlord Related? Yes / No  
Landlord \_\_\_\_\_ Landlord's Phone \_\_\_\_\_  
Reason for leaving \_\_\_\_\_ Monthly Rent \_\_\_\_\_

Past Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
From \_\_\_\_\_ to \_\_\_\_\_ Do/Did you own this property? Yes / No Is Landlord Related? Yes / No  
Landlord \_\_\_\_\_ Landlord's Phone \_\_\_\_\_  
Reason for leaving \_\_\_\_\_ Monthly Rent \_\_\_\_\_

If less than 6 years, please list additional address on a separate sheet of paper and attach to this application.

**Employment or Income Source**

Current Employer/Payer \_\_\_\_\_ From \_\_\_\_\_ to \_\_\_\_\_  
Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Position/Title \_\_\_\_\_ Net(After Taxes) Income \_\_\_\_\_ per \_\_\_\_\_  
Verifier Name \_\_\_\_\_ Verifier's Phone \_\_\_\_\_  
Section 8? Yes / No If yes, a non-expired voucher will be required. If yes, amount of bedrooms on voucher: \_\_\_\_\_

If less than 2 years, please list additional employment below:

Past Employer/Payer \_\_\_\_\_ From \_\_\_\_\_ to \_\_\_\_\_  
Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Position/Title \_\_\_\_\_ Net(After Taxes) Income \_\_\_\_\_ per \_\_\_\_\_  
Verifier Name \_\_\_\_\_ Verifier's Phone \_\_\_\_\_

Please attach a list of other sources of income. Proof of income examples/requirements listed on the back.

Does any occupant plan on using liquid filled furniture? **Yes / No** If yes, type? \_\_\_\_\_  
Any live animals? **Yes / No** If yes, attach picture and list: \_\_\_\_\_  
Has Applicant or other occupant: 1) Ever been part of an unlawful detainer action/eviction? **Yes / No**  
2) Ever asked to move? **Yes / No** 3) Filed Bankruptcy in last 7 years? **Yes / No**  
4) Ever convicted or pleaded to no contest to a felony? **Yes / No** or any drug charges? **Yes / No**

If yes to any of the above, explain: \_\_\_\_\_

Applicant's Initials (\_\_\_\_\_)

Total number of proposed occupants \_\_\_\_\_ (Including yourself). Please list all below:

Name	Relationship	Name	Relationship
	<b>Self</b>		
_____		_____	
_____		_____	
_____		_____	

In case of Emergency Call:	Address	City	Phone	Relation
Nearest Relatives:	Address	City	Phone	Relation
Bank Name:	Type of Account	City	Phone	Balance

**This information must be supplied with all applications:**

1. **Copy of Driver's License or State Identification Card**
2. **Copy of Social Security Card or Tax Identification Number**
3. **Proof of Income for the last 2 months. Self-employed must provide current tax return.**  
**Examples: Check Stubs, SSI Letter, Unemployment Letter, Public Assistance Paperwork, Bank Statements, Tax Return.**
4. **List of Addresses for 6 years.**
5. **A \$20.00 Cash non-refundable Application Fee per applicant.**

Applicants non-refundable screening fee of \$20.00 is applied as follows:

<b>\$ 9.45</b>	for credit reports
<b>\$ 1.55</b>	for out of pocket expenses
<b>\$ 9.00</b>	for processing
<b>\$20.00</b>	Total

Applicant understands and agrees to the following:

This is an application to rent and does not guarantee that the applicant will be offered the Premises. The Landlord or Manager or Agent may accept more than one application for the premises and, using their sole discretion, select the best qualified applicant. Applications will not be processed until the non-refundable screening fee is paid and all documentation turned in becomes property of Mid-Valley Property Management.

It is the Applicants responsibility to make sure the minimum qualifications are met prior to applying. (Applicants can be denied for incomplete applications, missing documentation, having any evictions/unlawful detainers, having unpaid utility bills, having superior court judgements, or below the minimum income requirement. Minimum income requirements: 3 (three) times the rent for homes or 2.5 (two and a half) for all other properties.)

All premises represented by Mid-Valley Property Management are smoke free properties inside the home and the selling, distributing, or growing of any drug is prohibited. No Pet premises are properties that do not allow any pets for any reason. This includes "babysitting" pets for another person.

Applicant represents the above information to be true and complete and hereby authorizes Landlord, or Manager, or Agent to: 1) verify the information provided 2) obtain a credit report on applicant and 3) obtain 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 on the application, information obtained during the application process, and information that may be obtained during a possible future tenancy to prior or subsequent Owners and/or Agents.

Authorize Cell Texting\*\* - Applicant understands that standard text message rates and data rates may apply.

Premises applying for: \_\_\_\_\_ Rent \$ \_\_\_\_\_

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Time