

JKW PROPERTIES, INC.

REQUIREMENTS TO LEASE

APPLICANT

1. ONE YEAR LEASE.
2. YOUR MONTHLY INCOME MUST BE 2 ½ TIMES THE RENT AFTER TAXES.
3. GOOD TO EXCELLENT CREDIT HISTORY\ NO EVICTIONS OR BANKRUPTCY.
4. IF AN APPLICANT HAS LITTLE OR NO INCOME THEN THEY MUST MEET THE SAVINGS FORMULA: 2 ½ TIMES THE RENT X 18 MONTHS. THIS IS THE AMOUNT IN SAVINGS OR LIQUID INVESTMENTS TO QUALIFY.
5. RENTALS ARE NOT TAKEN OFF THE MARKET UNTIL A LEASE OR RENTAL AGREEMENT IS FULLY EXECUTED AND ALL DEPOSITS AND PAYMENTS REQUIRED HAVE BEEN RECEIVED IN GOOD FUNDS. MERELY SUBMITTING A COMPLETED APPLICATION IS NOT A GUARANTY THAT YOU WILL RECEIVE THE RENTAL PROPERTY FOR WHICH YOU HAVE APPLIED. JKW PROPERTIES ENTERS INTO TENANCIES ONLY WITH THOSE APPLICANTS WHO HAVE THE BEST CREDIT AND PERSONAL REFERENCES AND WHO TIMELY COMPLY WITH OUR POLICY REGARDING TENDER OF PAYMENT AND EXECUTED DOCUMENTS, AND NOT ON A FIRST COME, FIRST SERVED, BASIS. ALL RENTAL UNITS MUST BE VIEWED BEFORE AN APPLICATION CAN BE COMPLETELY PROCESSED.

GUARANTOR

1. GUARANTOR HAS TO MAKE 5 TIMES THE RENT AFTER TAXES AND HAVE GOOD TO EXCELLENT CREDIT.
2. IF THE GUARANTOR HAS LITTLE OR NO INCOME THEN THE GUARANTOR MUST MEET THE SAVINGS FORMULA: 5 TIMES THE RENT X 18 MONTHS. THIS IS THE AMOUNT IN SAVINGS OR LIQUID INVESTMENTS TO QUALIFY.

APPLICATION FEE: \$20.00 PER ADULT APPLICANT: NO PERSONAL CHECKS.

WE NEED THE FOLLOWING INFORMATION:

1. COMPLETED RENTAL APPLICATION ON EACH ADULT.
2. VERIFICATION IN WRITING OF INCOME. ***PLEASE PROVIDE THE*** _____ ***FOLLOWING:*** PAYROLL STUBS (2-3 COPIES), W-2'S, OR 3 BANK STATEMENTS, ETC.
3. VERIFICATION OF BANK ACCOUNTS: COPIES OF CURRENT CHECKING AND SAVINGS BANK STATEMENTS.
4. PHOTOCOPY OF SOCIAL SECURITY CARD AND DRIVER'S LICENSE OR IDENTIFICATION CARD.

PLEASE DELIVER OR MAIL APPLICATION AND INFORMATION TO: JKW PROPERTIES, INC. 4005 MICHAEL AVE., LOS ANGELES, CA. 90066. OR FAX TO (310) 306-4498. THE OFFICE RENTAL HOT LINE PHONE NUMBER IS (310) 578-7512.



YOU CAN
SHARE
THE DREAM

JKW PROPERTIES, INC. APPLICATION TO RENT (MUST BE COMPLETE-PLEASE PRINT)

Phone: (310) 578-7512 Fax: (310) 306-4498

I, _____ hereby make application to rent housing at _____, Apt., No. _____

described as a _____ (ADDRESS) _____ apartment the rental for which is \$ _____

per month payable in advance and a security deposit in the amount of \$ _____^(SIZE). Upon approval of this application, I agree to sign a rental agreement or lease.

(EACH ADULT MUST COMPLETE A SEPARATE APPLICATION)

PROPOSED OCCUPANTS	FULL NAME	DATE OF BIRTH	SOCIAL SECURITY NO.	DRIVERS LICENSE NO.
	FULL NAME	DATE OF BIRTH	SOCIAL SECURITY NO.	DRIVERS LICENSE NO.
	FULL NAME	DATE OF BIRTH	SOCIAL SECURITY NO.	DRIVERS LICENSE NO.
	FULL NAME	DATE OF BIRTH	SOCIAL SECURITY NO.	DRIVERS LICENSE NO.

Telephone No. where applicant may be contacted (_____) _____ (_____) _____
Home phone Cell phone

E-mail Address _____

RESIDENCE	CURRENT ADDRESS	STREET ADDRESS	CITY	STATE	ZIP CODE
		OWNER OR MANAGER (_____)	TELEPHONE	FROM	TO
	PREVIOUS ADDRESS	STREET ADDRESS	CITY	STATE	ZIP CODE
		OWNER OR MANAGER (_____)	TELEPHONE	FROM	TO
	NEXT PREVIOUS ADDRESS	STREET ADDRESS	CITY	STATE	ZIP CODE
		OWNER OR MANAGER (_____)	TELEPHONE	FROM	TO

Why are you vacating your current place of residence? _____

Will you be using any water - filled furniture in your residence? yes no

Do you have any pets? yes no Describe: _____

EMPLOYMENT	CURRENT	EMPLOYER	POSITION HELD
		BUSINESS ADDRESS	CITY STATE ZIP CODE TELEPHONE (_____)
		SUPERVISOR	FROM TO AFTER TAX INCOME \$ PER
	PREVIOUS	EMPLOYER	POSITION HELD
		BUSINESS ADDRESS	CITY STATE ZIP CODE TELEPHONE (_____)
		SUPERVISOR	FROM TO AFTER TAX INCOME \$ PER

BANK ACCOUNTS	CHECKING	NAME - BRANCH	TELEPHONE (_____)	ACCOUNT NO.
		STREET ADDRESS	CITY STATE ZIP CODE	CURRENT BALANCE
	SAVINGS	NAME - BRANCH	TELEPHONE (_____)	ACCOUNT NO.
		STREET ADDRESS	CITY STATE ZIP CODE	CURRENT BALANCE

JKW PROPERTIES, INC.

RECEIPT FOR APPLICATION SCREENING FEE

A. Applicant (s) name (s): _____

B. Applicant (s) address: _____
Street

City State / Zip

C. Amount paid by Applicant (s) \$ _____

(JKW Properties, Inc. screening fee is \$20 per applicant, cosigner or guarantor).

D. Amount of time spent to obtain and process credit information: 20 minutes per screening fee

E. Amount charged by Agent for reasonable value of time spent in obtaining / processing credit information: \$12.00 per screening fee.

F. Out of pocket expenses \$8.00 per applicant, cosigner or guarantor.

By signing this form below, Applicant (s) agree (s) that Landlord may charge an Application Screening Fee for Applicant (s) - qualification even though no rental unit is currently available nor may be so within a reasonable period of time. Applicant (s) address for mailing of a receipt is shown in item B, above. During the course of the tenancy, I / we agree (s) that the owner / agent periodically may update my / our credit information with additional credit report (s), at owner's expense. Any amount of the Application Screening Fee not used as provided above shall be refunded to Applicant (s).

Date: _____
Applicant

Address of Property Applicant

Screening fee must be cash or money order only. Original receipt to JKW Properties, Inc. office.
Copy of receipt to applicant (s)

OFFICE USE ONLY: _____

Received By

Date

Received By

Date