

Catasana LLC

1011 Swarthmore Ave. Ste. #5
Pacific Palisades, CA 90272
Tel: (310) 310-3611 Cell: (310) 795-7001
E-mail: potero@catasana.com
www.catasana.com

Receipt for Rental Application Screening

In accordance with California Civil Code 1950.6

Property Manager, Phil Otero, received \$40.00 from the undersigned applicant, whom proposes to rent the following unit:
11919 Tennessee Place, Los Angeles, CA 90064.

Aforesaid payment will be utilized to screen "Applicant" and research/verify credit history, tenant history, employment history and any other background information such as bank statements, tax returns, cash management accounts, etc...

Actual cost of credit report, unlawful detainer (eviction) Search, and/or other screening reports	\$25.00
Cost to process and verify screening information (may include staff time and other overhead costs)	\$15.00
Total fee charged (may not exceed \$42.06 per applicant)	\$40.00

Equal Housing Opportunity. All applicants/applications are considered equally.

Minimum Rental Requirements Required of all Applicants:

We screen all applicants through a private credit approval agency. All applications must be submitted with application fee payable to "Catasana LLC" (either by CASH, MONEY ORDER, OR CASHIERS CHECK. NO PERSONAL CHECKS ACCEPTED, RECEIPTS AVAILABLE) in order to be processed. Applications are processed on a first come, first serve basis, and are not processed unless filled out completely and signed by all applicants (adults over 18 years of age) and application fee(s) are received.

We will check tenant references, verify income and employment and check all consumer credit, legal and unlawful detainer reports. If you have credit or other problems that may prevent you from qualifying, please inform us of the nature of the problem before submitting your application. We may be able to help you with this, or at least prevent you from unnecessarily paying an application fee. Once an application has been processed we cannot return the application fee. All application fees are non-refundable.

Other requirements (ALL APPLICANTS):

- Applicants must earn 3 TIMES the monthly rent in combined gross income.
- NO EVICTIONS or judgments from landlords or property managers on your record.
- Verifiable 2-YEAR rental history (not with a relative) with no bad references.
- Current Pay Stubs, W-2's, 1099's, Schedule "C" Tax Returns, whichever is applicable.
- Photocopy of current identification.

IMPORTANT:

Once an applicant has been notified of their acceptance, ALL APPLICANTS have 24 hours to bring in the FULL SECURITY DEPOSIT on the property. Failure to do so may result in the property being rented to another applicant. Security and other deposits, and first month's rent must be in certified funds. PERSONAL CHECKS ARE NOT ACCEPTED FOR DEPOSITS OR FIRST MONTH'S RENT. Applicant authorizes verification of information supplied by applicant via methods, which may include, but are not limited to, tenant screening and credit checking.

Property manager does not accept co-signers,

I/We have read and understand all of the above:

Applicant

Date



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.
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? No Yes Did you own this property? No 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

Applicant's Initials () ()
Reviewed by Date



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: _____
 Address _____ City _____ State _____ Zip _____

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.org. 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.

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1998-2013, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

R E S C
 Published and Distributed by:
 REAL ESTATE BUSINESS SERVICES, INC.
 a subsidiary of the California Association of REALTORS®
 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____





The following terms and conditions are hereby incorporated in and made a part of the: Residential Purchase Agreement, Manufactured Home Purchase Agreement, Business Purchase Agreement, Residential Lease or Month-to-Month Rental Agreement, Vacant Land Purchase Agreement, Residential Income Property Purchase Agreement, Commercial Property Purchase Agreement, Other _____

dated _____, on property known as _____,

in which _____ is referred to as ("Buyer/Tenant") and _____ is referred to as ("Seller/Landlord").

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____ Date _____

Buyer/Tenant _____ Seller/Landlord _____

Buyer/Tenant _____ Seller/Landlord _____

By _____ By _____

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1986-2012, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the California Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____



Pet Addendum

(Addendum To Rental Agreement)

THIS AGREEMENT is hereby attached to and made a part of the Rental Agreement dated _____, 20_____,
by and between

the Owner/Agent,
and

the Resident,
for the premises located at

WHEREAS, the Resident desires to keep a certain pet described below on the said premises and the Rental Agreement specifically prohibits allowing pets on the premises; the Rental Agreement is hereby amended to grant such permission to the Resident. In exchange for this permission, the Resident agrees as follows:

1. To pay additional rent in the amount of \$_____ (_____ Dollars) per month;
2. To deposit with the Owner/Agent a "Pet Deposit" in the amount of \$_____ (_____ Dollars) which shall be held as security for the faithful performance of this Pet Agreement,
3. To keep the pet from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the pet;
4. To keep the pet from damaging any property belonging to the Owner/Agent or others;
5. To immediately pay for any injury, damage, loss, or expense caused by the pet (In this regard, it is expressly understood that at no time shall the Resident apply any part of the Pet Deposit towards such amounts due, but rather, the Resident shall make restitution immediately and separately from the Pet Deposit. It is further understood that such restitution shall be made over and above any rent paid in accordance with Item #1 of this Pet Agreement.);
6. To keep the pet under control at all times;
7. To keep the pet restrained, but not tethered, when it is outside of the dwelling;
8. Not to leave the pet unattended for any unreasonable periods;
9. To hold the Owner/Agent harmless from all liability arising from the Resident's ownership or keeping of the pet, including but not limited to any liability resulting from the Owner/Agent turning said pet over to local pet policing authorities should the pet be found unsupervised;
10. To dispose of the pet's droppings properly and quickly;
11. Not to leave food or water for the pet outside of the dwelling;
12. Not to keep the pet's offspring on the premises for longer than 8 weeks after birth;
13. To provide the Owner/Agent with evidence of current rabies registration, if said pet is a dog.

The permission granted herein shall be limited to a certain pet named _____ and described as follows:

Type of Pet _____ Breed _____ Color _____

Full grown Weight _____ Full-grown Height _____

Should the Resident fail to comply with any part of this Pet Agreement, the Owner/Agent reserves the right to revoke permission to keep the pet. In such event, the Resident agrees to permanently remove the pet from the premises within 48 hours of receiving written notice thereof from the Owner/Agent; failure to comply with same shall be grounds for immediate termination of the Rental Agreement.

THIS AGREEMENT is made in duplicate on this _____ day of _____, 20_____.

Resident

Owner

Resident

Agent