

# MARK IV

Property Management Systems

MARK IV Property Management has the right to refuse any application(s) submitted if the property has not been seen. All applicants must view the home(s) that they are applying for in person.

\$30.00 Cash is required for all person(s) 18 years and older who will be residing in the unit regardless of marital status.

Applications fees are to be paid in **Cash only**. No personal checks. This is non-refundable.

Other requirements:

1. Valid Picture I.D. (Driver's License, Passport)
2. Employment Verification by employer and paycheck stubs, Bank Statements, W2 or recent P&L Statement if you are a business owner.
3. Minimum of six years good rental history or home ownership. No evictions or bankruptcies.
4. Co-Signer/Guarantor applications will no longer be considered.
5. No Convictions or any crimes that involved an offense against property, persons, government officials, or that involve firearms, illegal drugs, criminal street gang activity or sex crimes.

How is eligibility determined?

Rental eligibility is determined upon verification of identity, employment, qualifying income, good rental history, good credit and positive criminal history.

\*\*\* Please be advised that when we run credit, it will appear as a "HARD INQUIRY" on your credit report.

Any false information submitted on an application will be cause for automatic denial.

Thank You,  
MARK IV Property Management

THE PROPERTY MANAGEMENT SPECIALISTS

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# MARK IV

## Property Management Systems, Inc.

**Each application requires a non-refundable \$30.00 processing fee**

**\*\*\*INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED\*\*\***

- 1) Property is not rented "sight unseen."
- 2) Acceptance of this application by Mark IV Systems does not imply approval.
- 3) All applicants 18 years of age or over, including emancipated minors, must fill out separate applications.
- 4) If this application is accepted, we will do a thorough background check to verify income, creditworthiness and landlord references.
- 5) If this application is approved, you will be expected to bring in a security deposit to hold within two (2) days.

**Money Order of Cashier's Check only**

- 6) Applications may be used for multiple properties. Applicants do not need to re-apply for each individual property and applications will be kept on file for 6 months.

**Property Address** \_\_\_\_\_ **Unit #** \_\_\_\_\_ **Rent \$** \_\_\_\_\_

For Multiple Properties, Indicate Your First Choice

**Desired Move-in Date:** \_\_\_\_\_

Last Name	First Name	Middle
Home #	Cell #	Work #
		Email:
Driver's License / ID #	State	Social Security #

**LIST ALL PROPOSED OCCUPANTS INCLUDING YOURSELF**

NAME	DOB	NAME	DOB

**RENTAL HISTORY**

<b>Present Address</b>		City	State	Zip Code
Date In	Date Out	Owner/Agent		Phone Number
Reason for moving				Monthly rent
<b>Past Address</b>		City	State	Zip Code
Date In	Date Out	Owner/Agent		Phone Number
Reason for moving				Monthly rent
<b>Past Address</b>		City	State	Zip Code
Date In	Date Out	Owner/Agent		Phone Number
Reason for moving				Monthly rent

## EMPLOYMENT HISTORY

Complete monthly income (including parental support or other income you choose to include):\$ \_\_\_\_\_

Source: \_\_\_\_\_

Current Employer:	Job Title:
Address:	From: <span style="float: right;">To:</span>
Phone #:	<input type="radio"/> Full Time <span style="float: right;"><input type="radio"/> Part Time</span>
Supervisor's name:	Gross Income Per Month:
Previous Employer:	Job Title:
Address:	From: <span style="float: right;">To:</span>
Phone #:	<input type="radio"/> Full Time <span style="float: right;"><input type="radio"/> Part Time</span>
Supervisor's name:	Gross Income Per Month:
Previous Employer:	Job Title:
Address:	From: <span style="float: right;">To:</span>
Phone #:	<input type="radio"/> Full Time <span style="float: right;"><input type="radio"/> Part Time</span>
Supervisor's name:	Gross Income Per Month:

- |   |  |
|---|--|
| Have you ever been evicted? <input type="radio"/> Yes <input type="radio"/> No  | Have you ever filed bankruptcy? <input type="radio"/> Yes <input type="radio"/> No |
| Have you ever received a "3 day notice to pay or quit"?                         | <input type="radio"/> Yes <input type="radio"/> No                                 |
| Have you ever had an account placed "in collection" for failure to pay on time? | <input type="radio"/> Yes <input type="radio"/> No                                 |
| Have you ever been asked to move, or given a "30 or 60-day notice to move"?     | <input type="radio"/> Yes <input type="radio"/> No                                 |
| Do you plan to use water-filled furniture (waterbed)?                           | <input type="radio"/> Yes <input type="radio"/> No                                 |
| Do you have any type of animal(s)? <b>Animal Health Record Required</b>         | <input type="radio"/> Yes <input type="radio"/> No                                 |
| If yes, Please describe: _____  |  |
| Have you been guilty or pleaded no contest to a felony?                         | <input type="radio"/> Yes <input type="radio"/> No                                 |

In Case of Emergency Notify:	Relationship:	Address/City/State:	Phone #:

Applicant represents that all of the above are true, accurate, and complete, and hereby authorizes verifications of the above items, including but not limited to credit reports, criminal background checks, etc., and agrees to furnish additional credit references upon request. The processing fee is not a deposit or rent and will not be applied to future rent or refunded, even if the application to rent is declined. Applicant understands that the rental agreement may be terminated for any misrepresentation made on the application. This application is the property of owner/agent, Mark IV, and will not be returned under any circumstances.

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

Date: \_\_\_\_\_