

RENTAL APPLICATION

One per Adult Applicant

Applications will only be processed upon receipt of an executed Offer to Rent, Holding Deposit and a \$40 Screening Fee.

PREMIUM PROPERTIES

6522 TELEGRAPH AVENUE
OAKLAND, CA 94609
510.594.0794 OFFICE
510.594.3140 FAX
WWW.PREMIUMPD.COM
CA BRE LICENSE #01886322

REAL ESTATE SERVICES
INVESTMENTS • PROPERTY MANAGEMENT
LEASING • DEVELOPMENT • SALES & BROKERAGE

Property Address: Durant-2539

Unit #: 4

Co-Applicant's Last Name(s): Tang, Jin, Muller

The Screening Fee is charged to reimburse Owner/Agent for the actual costs related to screening an applicant, which includes obtaining a credit report, unlawful detainer search, and other screening reports (Cost: \$8.95) and processing and verifying screening information (Cost: ½ hour @ \$80/hour). The applicant is entitled to a copy of the credit report upon written request. Premium Properties' official screening policy and selection process is available on our website and upon request. In the event, a cosigner is required to qualify, an additional \$35 will be charged to screen each Cosigner Application. Cosigner fees will be collected at lease signing. Please note that upon acceptance applicant will sign a rental agreement prohibiting smoking in and around the property. In 2014, the city of Berkeley enacted BMC 12.70 Smoking Pollution Control which prohibits smoking in multifamily buildings and provides enforcement per Sections 12.70.035 & 12.70.037.

Background Information

Cosigner Support Yes ☒ No ☐

Name of Cosigner: Susan Chu

Cosigner Email: jatisu28@yahoo.com

Cosigner Relationship: Aunt

Cosigner Cell: 5105017695

Legal Name: Susan Chung-Hua Chu

Nickname:

Social Security #: 795 454 746

Date of Birth: 9/14/1997

Do you have a freeze on your Equifax credit report? ☐ Yes ☒ No

If yes, you will need to temporarily remove it.

Driver's License #: none

State Issued: CA

Cell #: 5108909299

E-mail Address: commanderchewbacca@gmail.com

Children Name(s):

Date(s) of Birth:

Pets: Yes ☐ No ☒ Type of Pets:

Student: ☒ Undergrad ☐ Grad

Institution: ☒ UC Berkeley or ☐ Other:

Major: Computer Science

Year Graduating (Est.): 2020

Tenancy History (List All Addresses for the Past 4 Years, including Parent's Home, Dorms & Foreign Addresses)

Present Address: 2315 College Ave Apt. #: 402 From: 08 2017 To: 05 2018

City: Berkeley State/Country: CA Zip Code: 94704

Type: ☐ Rental ☐ Owned Home ☐ Dorm/Coop/Greek ☒ Roommates ☐ **Not** On Lease

Owner/Lender Name: Roshonda Walker Monthly Rent/Payment: \$ 1037

Owner/Agent Email: mgrberkeley@edrtrust.com Owner/Agent Phone #: 510-647-2328

Previous Address: 2650 Haste Street Apt. #: 602b From: 08 2016 To: 05 2017

City: Berkeley State/Country: CA Zip Code: 94720

Type: ☐ Rental ☐ Owned Home ☒ Dorm/Coop/Greek ☐ Roommates ☐ **Not** On Lease

Owner/Lender Name: UC Berkeley Monthly Rent/Payment: \$

Owner/Agent Email: Owner/Agent Phone #:

Prior Address: Apt. #: From: To:
City: State/Country: Zip Code:
Type: ☐ Rental ☐ Owned Home ☐ Dorm/Coop/Greek ☐ Roommates ☐ **Not** On Lease
Owner/Lender Name: Monthly Rent/Payment: \$
Owner/Agent Email: Owner/Agent Phone #:

Prior Address: Apt. #: From: To:
City: State/Country: Zip Code:
Type: ☐ Rental ☐ Owned Home ☐ Dorm/Coop/Greek ☐ Roommates ☐ **Not** On Lease
Owner/Lender Name: Monthly Rent/Payment: \$
Owner/Agent Email: Owner/Agent Phone #:
* Have you listed all address where you have lived for the past 4 years? ☒ Yes ☐ No

Income & Employment Information

(Include Verification, i.e. Recent Pay Stub, or if self-employed 1st 2 pages of your Tax Return.)

Type: ☐ Employed ☐ Self-Employed ☐ Retired ☐ Seeking Employment ☒ Full- Time Student
Employer: From: To:
Address: Phone #:
City: State: Zip Code:
Position: **Gross** Salary (Mo.): \$

Other Income: (Include proof, i.e., Financial Aid, Statements, etc.)

☒ Cosigner Support ☐ Financial Aid ☐ Student Loans ☐ Rental Income
☐ Social Security ☐ Amount (Mo.): \$

Liquidity& Savings Information

(Include Recent Statement, **if** needed to qualify)

Bank: Balance: \$
Brokerage: Balance: \$
Other: Balance: \$

Automobile & Motorcycle Information

☐ Car ☐ Cycle Make/Model: Year: Color:
License Plate #: State of Registry:
Will you be needing a parking space? ☐ Yes ☒ No

Personal Information *(Cannot be your co-applicant/roommate)*

In Case of Emergency, Notify: Susan Chu

Relationship: Aunt

Address: 1775 Manor Circle

City: El Cerrito

State/Country: CA

Phone #: 5105017695

Email address: jatisu28@yahoo.com

Personal Reference:

Phone #:

Have you ever been evicted, convicted of a felony, or filed for bankruptcy? ☐ Yes ☒ No

If yes, please explain

☒ Please check to consent to receive communications on your mobile phone (text message). Standard rates from your carrier may apply.

I, Steven Tsay recognize that this application for a rental unit is subject to acceptance or rejection. I hereby state that the information set forth above is true and correct and agree to furnish additional credit references and other documentation upon request. In addition, I authorize Owner/Agent to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history. I consent to allow Owner/Agent to disclose tenancy information to previous or subsequent Owner/Agents. **Applications will only be processed upon receipt of an executed Offer to Rent, Holding Deposit and all Screening Fees.**

Initial: ST

Applicant Signature:



Date: 3/20/2018

Pursuant to California law you have tenant screening fee rights, including the right to a copy of your consumer credit report if one is obtained with your screening fee, a refund of any unused portion of the fee and a receipt of the costs of the screening. This applies protection for the applicant for any payment, including but not limited to fees, deposit or charge. The landlord may claim fees, deposit or charge only for those amounts as are reasonably necessary for the purposes specified by the subdivision. Any fees, deposit or charge shall be held by the landlord for the tenant who is party to the lease agreement. For more information about your rights, please visit the following link: <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=civ&group=01001-02000&file=1940-1954.1>

YOUR IDENTITY MUST BE VERIFIED!

Please attach a picture (JPG format) of (1) A valid government issued ID, or if a student attach picture of current school term ID



Before you click the "Submit Signature" tab, please go back and double-check to make sure you have provided all requested information.

Please Note:

After you click the "Submit Signature" tab, you will receive a confirmation email. You have to click on the link in that email in order for Premium Properties to receive your application.

TENANCY VERIFICATION



TO: _____
Landlord or Manager

Fax #: _____

**Please fax the completed form to (510) 594-3140,
or email to screening@premiumpd.com .**

I/we hereby authorize you to provide the information required below.

Signature of Applicant:  Date: 03/20/2018

Tenancy Verification For: Steven Tsay
Name of Applicant

Address: 2315 College Ave, Berkeley, CA, 94704

1. Monthly Rent Amount: \$ _____
2. Tenancy Period: _____
3. Did he/she/they pay their rent on time? _____
4. Any 3-Day Notices? _____ If yes, how many? _____
5. Any bounced checks? _____ If yes, how many? _____
6. Did he/she/they leave the place in good condition? _____
7. Did he/she/they receive their full security deposit? _____
8. Would you rent to him/her/them again? _____
If No, please explain why not. _____

9. Did he/she/they have a pet during their tenancy? _____
If answered Yes, were there any problems with the animal(s)? _____
If Yes, please explain. _____

Additional Comments: _____

Verified By:

Print Name

Date

Signature Certificate



Document Reference: DYUWUBJCX48KXG9A9S9AXY

RightSignature
Easy Online Document Signing



Steven Tsay

Party ID: VGWTHXIPAJ7YW4KSEMWDZ

IP Address: 173.8.182.73

VERIFIED EMAIL: commanderchewbacca@gmail.com

Electronic Signature:

Multi-Factor
Digital Fingerprint Checksum

eFebfc0deba054ed1fee564fe31c34bfd4e584f9



Timestamp

2018-03-20 17:53:22 -0700

2018-03-20 17:53:21 -0700

2018-03-20 17:53:19 -0700

2018-03-20 17:52:56 -0700

2018-03-20 17:49:19 -0700

2018-03-20 15:33:17 -0700

Audit

All parties have signed document. Signed copies sent to: Applications and Steven Tsay.

Document signed by Steven Tsay (commanderchewbacca@gmail.com) with drawn signature. - 173.8.182.73

Steven Tsay verified email address 'commanderchewbacca@gmail.com'. - 173.8.182.73

Generated Document from Online Form RentalApplication_01-2018 (RentalApplication-3a818d). - 173.8.182.73

Steven Tsay attached a file (Filename: image_157478385_(3).JPG) - 173.8.182.73

Online Form viewed by Steven Tsay (commanderchewbacca@gmail.com). - 173.8.182.73



This signature page provides a record of the online activity executing this contract.