

RENTAL APPLICATION

Address: 4415 Estrella Avenue, unit 3, San Diego, CA, 92115
A separate application is required for any tenants above the age of 18.

Applicant is completing Application as a (check one) ☐ tenant, ☐ tenant with co-tenant(s)

Total number of applicants: _____

RENTAL INFORMATION

Rent: \$1575 per month, Lease Term: One Year, Proposed move-in date: _____

PERSONAL INFORMATION

Applicant Name: _____

Social Security No.: _____ Driver's License State/Number: _____

Phone Number (Primary): _____ (Secondary): _____

Email (Optional): _____

Will there be any pets? ☐ No ☐ Yes

If yes, type: _____ Weight: _____

In case of emergency, person to notify:

Name: _____

Relationship: _____ Address: _____ Phone: _____

Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? ☐ No ☐ Yes

If yes, explain: _____

Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? ☐ No ☐ Yes

If yes, explain: _____

Has applicant or any proposed occupant ever been asked to move out of a residence? ☐ No ☐ Yes

If yes, explain: _____

RESIDENCE HISTORY

Current Address:	Previous Address:
City/State/Zip:	City/State/Zip:
From: To:	From: To:
Landlord: Phone:	Landlord: Phone:
Reason for Leaving:	Reason for Leaving:

EMPLOYMENT HISTORY

Current Employer:	Previous Employer:
Address:	Address:
From: To:	From: To:
Supervisor: Phone:	Supervisor: Phone:
Gross income:	Gross income:

CREDIT INFORMATION

Creditor(s)	Monthly Payment	Balance
Account(s)	Type (Checking/Savings)	Balance

PERSONAL REFERENCES

Name: _____ Address: _____

Phone: _____ Length of acquaintance: _____ Relationship: _____

Name: _____ Address: _____

Phone: _____ Length of acquaintance: _____ 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.

Applicant: _____ Date: _____

Return your completed application to:

Thomas Magill
estrella@tmagill.net
6190 Cornerstone Ct, Ste 105, San Diego, CA, 92121

SCREENING INSTRUCTIONS

After submitting the application, you will receive an email from TransUnion Smartmove. If you have not received an email within 24 hours of submitting the application by email please check your junk mail folders. If you do not see it, contact estrella@tmagill.net.

Once you receive the email, it will contain a link to set up an account and will request some basic information. TransUnion will run a credit and background check. If you have a bankruptcy within the last 36 months, **your application will be automatically rejected**.

There is a screening fee of \$35, which is refunded if a lease is executed.

FREQUENTLY ASKED QUESTIONS:

WILL THIS SCREENING PROCESS IMPACT MY CREDIT SCORE?

No. This is one of the things that makes SmartMove such a valuable tenant screening service. Since the rental applicant initiates the release of his or her own data, the resulting inquiry is considered a “soft inquiry,” which does not impact his or her credit score. On the other hand, when a landlord initiates a credit check on a rental applicant, it results in a “hard inquiry” on the applicant’s credit report which can negatively impact his or her overall score depending on other variables. (This is similar to the process involved when a consumer applies for a loan or a credit card.)

WHO HAS ACCESS TO MY CREDIT AND/OR CRIMINAL RECORD INFORMATION?

Only those landlords to whom the renter grants permission will have access to the renter’s credit and criminal record information.

WHAT SPECIFICALLY DOES A LANDLORD SEE AND WHAT DON’T THEY SEE?

SmartMove provides landlords with a leasing recommendation based on factors related to a potential tenant’s ability to fulfill lease obligations. In addition, SmartMove offers landlords the option to view a renter’s credit and criminal background data. However, none of these services affect the renter’s credit score and they do not include personal identifying information such as their Social Security number or account numbers

CAN I GET A COPY OF MY CRIMINAL AND/OR CREDIT REPORT(S) PROVIDED TO THE LANDLORD?

Yes, SmartMove will disclose the contents of a criminal and/or credit report retained by SmartMove to an individual who requests a copy of their report. To verify your identity and obtain a copy of your report(s) or dispute any information within that report, please contact customer service at 866-775-0961.

