

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: \$40.00 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.



JKW PROPERTIES, INC.

APPLICATION TO RENT

(MUST BE COMPLETE-PLEASE PRINT)

This form can be filled out on-line and printed. Please use the print button at the end of this form.

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 ^(SIZE) Security deposit in the amount of \$ _____. 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

FINANCIAL OBLIGATIONS	DESCRIPTION	MONTHLY PAYMENTS	CURRENT BALANCE
	DESCRIPTION	MONTHLY PAYMENTS	CURRENT BALANCE
	DESCRIPTION	MONTHLY PAYMENTS	CURRENT BALANCE
	TOTAL		

VEHICLES	MAKE	MODEL	YEAR	LICENSE NO.
	MAKE	MODEL	YEAR	LICENSE NO.

IN CASE OF EMERGENCY NOTIFY	NAME	TELEPHONE ()	RELATIONSHIP
	STREET ADDRESS	CITY	STATE ZIP CODE
	NAME	TELEPHONE ()	RELATIONSHIP
	STREET ADDRESS	CITY	STATE ZIP CODE

PLEASE INCLUDE \$40.00 NON-REFUNDABLE CREDIT CHECK CHARGE PER APPLICANT.

If I am accepted, I understand that all move-in costs are to be paid by cashiers check or money order only and payable to JKW Properties Inc. Trust.

Applicant represents that statements made above are true and correct and hereby authorizes verification of references including but not limited to the obtaining of a credit report, unlawful detainer and bounced check reports and agrees to furnish additional credit references on request.

Date	Applicant Signature	or Guarantor Signature (if applicable)
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APPLICATION VERIFICATION – FOR OFFICE USE ONLY

CURRENT RESIDENCE MANAGER OR OWNER	HOW LONG?	HONORED RULES?	REMARKS
	TIMELY PAYMENT?	HOUSEKEEPING?	
PREVIOUS RESIDENCE MANAGER OR OWNER	HOW LONG?	HONORED RULES?	
	TIMELY PAYMENT?	HOUSEKEEPING?	
EMPLOYER	HOW LONG?	TO BE CONTINUED?	
	INCOME?	TRANSFER?	
CHECKING SAVINGS	HOW LONG?	BALANCE RANGE?	
	HOW LONG?	BALANCE RANGE?	

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 \$40 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: \$22 per screening fee.
- F. Out of pocket expenses \$18 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



CONTINUING GUARANTEE

This Continuing Guarantee is incorporated by reference and made a part of the Month to Month Rental

Agreement or Lease between _____
("Owner")

and _____, dated _____
("Renter(s)")

The undersigned Guarantor, in consideration of Owner renting the premises to Renter(s), guarantees the following: 1) the payment of all rent and/or other charges which may become due under the Rental Agreement or Lease, and; 2) the payment to the Owner of the costs to repair and all damages to the premises for which the Renter(s) are liable, including the repair or replacement of fixtures, furniture and appliances.

This Continuing Guarantee shall be for the duration of the original term of the Rental Agreement or Lease, and any extensions or renewals thereof and for so long as any of the Renter(s) occupy the premises, and shall continue until Owner has been paid all rent due under the Rental Agreement or Lease, or until the Owner has been paid for any and all damages to the premises, its fixtures, furniture, and appliances for which the Renter(s) are liable.

Guarantor agrees to remedy any default of Renter(s) upon Three Days (3) written notice mailed by ordinary first class mail to the Guarantor at either residence or business. Guarantor acknowledges and agrees that service of any notice upon the Renter(s) shall constitute lawful and valid service of said notice(s) upon Guarantor.

Notwithstanding the fact that the Rental Agreement or Lease, and this continuing Guarantee do not confer any right of possession of the premises upon the Guarantor, should legal action become necessary, Guarantor agrees to be named as a party defendant in such action, including any unlawful detainer action, and to be jointly and severally liable with the Renter(s). Owner has no obligation to exhaust legal remedies against Renter(s) before taking action against Guarantor.

Guarantor acknowledges that a credit application has been submitted to Owner and agrees to update said information as necessary or upon request of Owner. Guarantor shall keep Owner informed of Guarantor's current residence and business address.

Dated: _____ Guarantor _____

Residence Address _____

Residence Phone (____) _____

Business Address _____

Business Phone (____) _____

Guarantor's Social Security # _____