

2176 Lauwiliwili St, Unit 1, Ste 18
Kapolei, HI 96707
Property Manager: Barbara Matz



RB-22397
Fax: (706) 247-7511
Contact #: 808-683-2183

Rental Application

PLEASE NOTE: A non-refundable processing fee of \$40.00 per screened applicant must be submitted with this Application.

Please complete all sections legibly. Separate applications must be submitted by each Applicant over the age of 18 (including Spouse) who will be residing at these premises.

Applicant Full legal name: _____ **Other last names used:** _____
(Last) (First) (Middle)

Email Address: _____ **Current phone:** _____

Please provide at least three (3) years of residence history:

Current address: _____
(Street) (Apt.#) (City) (State) (Zip)

Resided From: _____ **To:** _____ **Landlord/Mgr:** _____ **Phone/Email Address:** _____
(Month/Year) (Month/Year)

Reason for leaving: _____

Previous address: _____
(Street) (Apt.#) (City) (State) (Zip)

Resided From: _____ **To:** _____ **Landlord/Mgr:** _____ **Phone/Email Address:** _____
(Month/Year) (Month/Year)

Reason for leaving: _____

Social Security number: _____ **Date of Birth:** _____ **Driver's License # / State:** _____

Source(s) and amount(s) of any income other than salary (please be specific): _____

Checking Account: Name of Bank: _____ Branch: _____ City/State: _____

Account number: _____ Current balance: \$ _____ Date account was opened (Mo./Year): _____

Savings Account: Name of Bank: _____ Branch: _____ City/State: _____

Account number: _____ Current balance: \$ _____ Date account was opened (Mo./Year): _____

Employer Name: _____ **Address:** _____ **City/State/Zip:** _____

Phone: _____ **Date you began (Mo./Year):** _____ **Monthly gross pay: \$** _____ **Job Title:** _____

Supervisor: _____ **Supervisor Title:** _____

Have you ever been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform) any obligation of a rental agreement or lease?

____ Yes ____ No

Have you ever been convicted of a crime?

____ Yes ____ No

Have you ever filed suit against a landlord?

____ Yes ____ No

Do you have a waterbed, an aquarium or any other water-filled furniture?

____ Yes ____ No

Are you a smoker?

____ Yes ____ No

Emergency Contact - In case of emergency notify:

(Name) (Address/City/State) (Phone) (Relationship)

(Over, please)

Please list ALL other occupants who will be living with you:

1) Name: _____ 2) Name: _____ 3) Name: _____ 4) Name: _____
5) Name: _____ 6) Name: _____ 7) Name: _____ 8) Name: _____

References -

(Name)	(Address/City/State)	(Phone)	(Relationship)
(Name)	(Address/City/State)	(Phone)	(Relationship)
(Name)	(Address/City/State)	(Phone)	(Relationship)

Terms of Application Agreement

Attention: By submitting your rental application, the prospective tenant(s) hereby agrees to the following terms;

1. All rental applicants must make telephone and/or electronic mail contact with the Island Sun Real Estate Pros Property Manager assigned to the offered rental property, and receive their consent, prior to submitting a rental application.
2. After submitting your rental application, you may be contacted to provide additional information within forty -eight (48) hours of submittal.
3. Authorization: I/we (rental applicant(s)), authorize and direct Island Sun (rental owner/manager) to verify this information and obtain additional background information about me through any means, including using a third party consumer agency such as AppFolio, Inc., 50 Castilian Dr. Goleta, CA 93117, 866.648.1536, personal and professional references, employers and other rental housing owners. If I fail to answer any question or provide false information, the property may reject your application, retain all application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy. You further direct and authorize Island Sun Real Estate Pros to obtain from any law enforcement agency, present or past employer or supervisor, landlord, finance bureau/office, credit bureau, collection agency, college, university or other institute of learning or certification, private business, military branch or the national personnel records center, personal reference and/or other persons, and authorize the same to give records or information that they may have concerning your criminal history, motor vehicle/driving history, earnings history, credit history, character, general reputation, personal characteristics, mode of living, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature and you irrevocably and unconditionally release all such persons, including any named or unnamed informant, from any liability resulting from the furnishing of this information. I also authorize and give permission for all parties listed to disclose any information requested about me to the rental owner and/or Island Sun Real Estate Pros Property Manager.

I further authorize and permit the rental owner or Property Manager to obtain updated information annually and on future occasions for rental renewal consideration and for collection purposes should that be deemed necessary.

I/we understand that as a tenant, if I/we should cause a financial loss to my/our landlord at any time during the term of my/our lease agreement, my/our name(s) may be placed in the negative files of the reporting credit agency and such information will be furnished to any subscriber who has a bona fide and legal need to make such an inquiry. I/we also understand that causing a financial loss may limit my/our ability to obtain credit or lease other dwelling units.

You have the right, upon written request made within a reasonable time after receipt of this notice to request disclosure of the nature and scope of any investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to tenants is an investigation into your prior rental history, education, and employment. You also acknowledge that our privacy policy is available to you.

_____ **I have received and read a copy of the Terms of the Application Agreement & Summary of Your Rights Under**
(Initials) **The Fair Credit Reporting Act.**

By signing your full name below, you declare that all your statements in this application are true and complete.

RENTAL AGENT'S/MANAGER'S SIGNATURE	DATE	APPLICANT'S SIGNATURE	DATE
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Para información en español, visite www.consumerfinance.gov/learnmore o escribe a la Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.

- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:

- a person has taken adverse action against you because of information in your credit report;
- you are the victim of identify theft and place a fraud alert in your file;
- your file contains inaccurate information as a result of fraud;
- you are on public assistance;
- you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.consumerfinance.gov/learnmore for additional information.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.

- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.

- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete or unverifiable information must be removed

or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need – usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.consumerfinance.gov/learnmore.
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt-out with the nationwide credit bureaus at 1-888-567-8688.
- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:

TYPE OF BUSINESS:

1.a. Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates.

b. Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:

2. To the extent not included in item 1 above:

a. National banks, federal savings associations, and federal branches and federal agencies of foreign banks

b. State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act

c. Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations

d. Federal Credit Unions

3. Air carriers

4. Creditors Subject to Surface Transportation Board

5. Creditors Subject to Packers and Stockyards Act, 1921

6. Small Business Investment Companies

7. Brokers and Dealers

8. Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations

9. Retailers, Finance Companies, and All Other Creditors Not Listed Above

CONTACT:

a. Consumer Financial Protection Bureau
1700 G Street NW
Washington, DC 20552

b. Federal Trade Commission: Consumer Response Center – FCRA
Washington, DC 20580
(877) 382-4357

a. Office of the Comptroller of the Currency
Customer Assistance Group
1301 McKinney Street, Suite 3450
Houston, TX 77010-9050

b. Federal Reserve Consumer Help Center
P.O. Box 1200
Minneapolis, MN 55480

c. FDIC Consumer Response Center
1100 Walnut Street, Box #11
Kansas City, MO 64106

d. National Credit Union Administration
Office of Consumer Protection (OCP)
Division of Consumer Compliance and Outreach (DCCO)
1775 Duke Street
Alexandria, VA 22314

Asst. General Counsel for Aviation Enforcement & Proceedings
Aviation Consumer Protection Division
Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590
Office of Proceedings, Surface Transportation Board
Department of Transportation
395 E Street S.W.
Washington, DC 20423

Nearest Packers and Stockyards Administration area supervisor

Associate Deputy Administrator for Capital Access
United States Small Business Administration
409 Third Street, SW, 8th Floor
Washington, DC 20416

Securities and Exchange Commission
100 F St NE
Washington, DC 20549

Farm Credit Administration
1501 Farm Credit Drive
McLean, VA 22102-5090

FTC Regional Office for region in which the creditor operates or
Federal Trade Commission: Consumer Response Center – FCRA
Washington, DC 20580
(877) 382-4357

REQUEST for VERIFICATION of EMPLOYMENT



PRIVACY NOTICE: This information is to be used by Island Sun Real Estate Pros in determining whether you qualify as a prospective renter. It will not be disclosed outside of Island Sun Real Estate Pros. You do not have to provide this information, however, if you do not, your application for approval as a prospective renter will be rejected.

PART I - Request

- 1) TO: (Name and address of current landlord, including phone and fax number and email address)
- Employer Name _____
Supervisor: _____ Title: _____
Address: _____
Phone: _____ Fax: _____
Email Address: _____

2) EMPLOYEE AUTHORIZATION

I have applied for rental property and stated that I am now or was formerly employed by the employer listed above.
My signature below authorizes verification of this information.

Name & Address of Applicant: _____
Social Security, employee or badge #: _____
Signature of Applicant: _____

PART II - Verification of Present Employment (to be filled out by the employer)

- 3) Applicant's Date of Employment _____
4) Present Position: _____
5) Probability of Continued Employment _____
6) Is applicant a responsible employee _____
7) Current Gross Base Pay: \$ _____
 Hourly Weekly Bi-Weekly Semi-monthly Monthly
8) If Overtime and Bonus is applicable, is its continuance likely?
Overtime YES NO Bonus YES NO
9) If paid hourly - average hours per week _____
10) Housing Allowance _____
11) Remarks _____

PART III - Verification of Previous Employment

- 12) Date Hired: _____ 13) Date Terminated: _____
14) Salary/Wage at Termination per (Year) (Month) (Week) - Please circle one _____
15) Position Held _____ Reason for leaving _____

PART IV - Authorized Signature

- 16) Signature of Current/Previous Employer _____ 17) Title _____
18) Print or type name signed in item 16 _____ 19) Phone # _____
20) Date _____

Please forward this information directly to Island Sun Real Estate Pros via fax or email

RB-22397 Phone: 808-683-2183 Fax: 706-247-7511 email: rent@islandsunrepros.com

2176 Lauwiliwili St, Unit 1, Ste 18, Kapolei, HI 96707

RENTAL REFERENCE



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PART I - Request

1) TO: (Name and address of current landlord, including phone and fax number and email address)

LANDLORD NAME: _____

Address: _____

Phone: _____

Fax: _____

Email Address: _____

2) **TENANT AUTHORIZATION**

I have applied for rental property and stated that I am now or was formerly a tenant of the above landlord.

Name of Applicant: _____

Current/Previous Address: _____

Signature of Applicant: _____

PART II - Current/Previous Landlord Questionnaire (to be filled out by current/previous landlord)

3) Current Previous Rental Property

Rental Property Address: _____

4) How long has your tenant rented from you? _____

5) What is the current rent paid? _____

6) Does the tenant pay the rent on time and in full? _____

7) Has the tenant ever withheld rent? If so, why? _____

8) Has the tenant taken good care of the interior and exterior of the property? _____

9) Has your tenant displayed disruptive behavior? _____

10) Has the tenant been a good communicator? _____

11) Would you rent to this tenant again? _____

PART III - Authorized Signature

12) _____
Signature of Current/Previous Landlord

13) _____
Title

14) _____
Print or type name signed in item 12

15) _____
Phone #

16) Date _____

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