

Pinnacle Property Management Rental Application

Property:

Applicant information

- Thank you for applying!

- We strive to process all full and complete applications within 1 - 4 business days.

- To do so, we will need your supporting documents in a timely manner. These include: a copy of your valid government issued photo I.D. or passport, a copy of your Social Security Card, proof of income (three most recent months of pay stubs or bank statements, or two most recent years worth of tax returns), and signed employment and rental history verification forms.

- These documents can be uploaded and attached to your application, emailed to apps@pinnaclepmc.com, faxed to (310) 626-9786, or personally delivered to our office 22700 Crenshaw Blvd. Torrance, CA 90505 M-F 8:00AM-5:00PM.

- Please note, each applicant 18 years of age and over must submit a rental application. There is a non refundable application fee of \$36.00 per applicant. Cosigners are also responsible for submitting a full and complete application and the accompanying application fee.

Applicant name

First name

Last name

Applicant social security number

Driver's License

Applicant birth date

Applicant current address

Country

Street

City

State

Zip

Applicant email

Applicant home phone

Applicant cell phone

Emergency contact name

First name

Last name

Emergency contact relationship

Emergency contact email (optional)

Emergency contact phone

Co-Signer Yes No**If Yes, Provide Name: (optional)**

First name

Last name

If Yes, Provide Number: (optional)

Property information

Please let us know which property you are applying for and when your preferred move-in date would be.

Property AddressCountry

Street

City

State

Zip

Desired move-in date

Additional occupants

Occupancy Standards:

Maximum number of occupants allowed for one-bedroom apartment is 3 people.

Maximum number of occupants allowed for a two-bedroom apartment is 5 people.

Maximum number of occupants allowed for a three-bedroom apartment is 7 people.

Occupant name

First name

Last name

Occupant relationship

Occupant birth date

Occupant email (optional)

Occupant phone number

Additional occupants 2

Occupant name

First name

Last name

Occupant relationship

Occupant birth date

Occupant email (optional)

Occupant phone number

Additional occupants 3

Occupant name

First name

Last name

Occupant relationship

Occupant birth date

Occupant email (optional)

Occupant phone number

Additional occupants 4

Occupant name

First name

Last name

Occupant relationship**Occupant birth date****Occupant email (optional)****Occupant phone number**

Rental history

DOWNLOAD, FILL OUT AND SIGN THE FOLLOWING RENTAL HISTORY VERIFICATION FORM AND EMAIL IT TO:
pinnacle@pinnaclepmc.com

Rental History Verification.pdf (/Manager/Upload/StreamFile.ashx?fileId=698879) (63KB)

Rental address

Country

Street

City

State

Zip

Rental dates

to

Monthly rent**Reason for leaving****Landlord name**

First name

Last name

Landlord phone number

Landlord email (optional)

Rental history 2

Rental address

Country

Street

City

State

Zip

Rental dates

to

Monthly rent

Reason for leaving

Landlord name

First name

Last name

Landlord phone number

Landlord email (optional)

Rental history 3

Rental address

Country

Street

City

State

Zip

Rental dates

to

Monthly rent

Reason for leaving

Landlord name

First name

Last name

Landlord phone number

Landlord email (optional)

Employment

DOWNLOAD, FILL OUT AND SIGN YOUR NAME ON THE EMPLOYMENT VERIFICATION FORM AND EMAIL IT TO: pinnacle@pinnaclepmc.com

Income Requirements: Total gross monthly household income must be two (2) times the monthly rent amount.

Required:

1. Pay stubs (4 most recent, consecutive months)

Optional forms:

2. Bank Statements (3 recent, consecutive months)
3. Official statements of additional income (statement of SSI, disability, child support, I-20 documentation, etc.)
4. Official Letter of Acceptance or New Hire Contract from Employer showing base salary amount.
5. 1099 or W-2 (2 recent years)
6. Tax Returns (2 recent years)

EMPLOYMENT VERIFICATION FORM.pdf (/Manager/Upload/StreamFile.ashx?fileId=698884) (43KB)

Employed?

Yes No

Employer name

Employer address (optional)Country

Street

City

State

Zip

Employer phone number

Employer email (optional)

Position held

Employment Start Date

Monthly gross salary

Supervisor name

First name

Last name

Supervisor title

Additional Income

Yes No

If Yes, Please specify type

Amount

Employment 2

Employed?

Yes No

Employer name

Employer address (optional)

Country

Street

City

State

Zip

Employer phone number

Employer email (optional)

Position held

Employment Start Date

Monthly gross salary

Supervisor name

First name

Last name

Supervisor title

Additional Income

Yes No

If Yes, Please specify type

Amount

Employment 3

Employed?

Yes No

Employer name

Employer address (optional)

Country

Street

City

State

Zip

Employer phone number

Employer email (optional)

Position held

Employment Start Date

Monthly gross salary

Supervisor name

First name

Last name

Supervisor title

Additional Income

Yes No

If Yes, Please specify type

Amount

References

Reference name (optional)

First name

Last name

Reference relationship (optional)

Reference phone number (optional)

Reference email (optional)

References 2

Reference name (optional)

First name

Last name

Reference relationship (optional)

Reference phone number (optional)

Reference email (optional)

References 3

Reference name (optional)

First name

Last name

Reference relationship (optional)

Reference phone number (optional)

Reference email (optional)

Vehicles

Vehicle make

Vehicle model

Vehicle color

Vehicle year

Vehicle license plate

Vehicles 2

Vehicle make

Vehicle model

Vehicle color

Vehicle year

Vehicle license plate

Pets

If you have a pet or service animal, please provide details below:

Pet type

Pet Breed

Pet age

Pet weight

Pet name (optional)

Pet spayed or neutered

Yes No

Pet license number (optional)

Pets 2

Pet type

Pet Breed

Pet age

Pet weight

Pet name (optional)

Pet spayed or neutered

Yes No

Pet license number (optional)

Pets 3

Pet type

Pet Breed

Pet age

Pet weight

Pet name (optional)

Pet spayed or neutered

Yes No

Pet license number (optional)

Additional information

Have you or any of the additional occupants listed above:

Any credit problems?

Yes No

Had an unlawful detainer/eviction against you?

Yes No

Had an unlawful detainer judgement against you?

Yes No

Filed for bankruptcy in the last ten years?

Yes No

Ever used other names?

Yes No

If yes, How many/ why? List/Explain (optional)

Been convicted of a felony?

Yes No

Been convicted of a misdemeanor against person or property?

Yes No

If you answered yes to either questions above: What and when? (optional)

Do you have any animals?

Yes No

If you answered yes, what kind? (optional)

Do you have any water-filled furniture (including aquariums) in your residence?

Yes No

Banking Information

Name of Bank/ S&L/ Credit Union: (optional)

Branch or Address (optional)

Checking Account # (optional)

Approx. Balance (optional)

Savings Account # (optional)

Approx. Balance (optional)

Banking Information 2

Name of Bank/ S&L/ Credit Union: (optional)

Branch or Address (optional)

Checking Account # (optional)

Approx. Balance (optional)

Savings Account # (optional)

Approx. Balance (optional)

Terms and conditions

I understand that this is a routine application to establish credit, character, employment, and rental history. I also understand that this is NOT an agreement to rent and that all applications must be approved. I authorize verification of references given. I declare that the statements above are true and correct, and I agree that the landlord may terminate my agreement entered into in reliance on any misstatement made above.

Agreed to

Agreed by

By submitting this application I am giving Pinnacle Property Management permission to run a background check on myself and any cosigners.

Application fee:	\$36.00
Total:	\$36.00

Send payment to: Pinnacle Property Management (cash, cashiers check, or money order)

Pinnacle Property Management
22700 Crenshaw Blvd
Torrance, CA 90505

