

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 but are not limited to:

- Valid government issued photo I.D. or passport
- Social Security Card
- Proof of income (three most recent months of pay stubs/bank statements or two most recent years worth of tax returns)
- Signed employment verification
- Rental history verification

These documents can be uploaded and attached to your application, emailed to apps@pinnaclepmc.com or personally delivered to our office 22700 Crenshaw Blvd. Torrance, CA 90505 M-F 8:30AM-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 \$40.00 per applicant.

Visit this link to see our rental criteria: www.pinnaclepmc.com/rental-criteria (www.pinnaclepmc.com/rental-criteria)

Requirements when applying:

- A \$40.00 Credit Check/Background Check Fee for every person 18 years and over that will be residing on the property
- Credit Score **600 or better**
- 3 months proof of income (in order to qualify you must make double the rental amount per month)
- Identification Card/Driver's License and Social Security Card
- Completed Rental Application
- Please note: Bankruptcies will be under review

Pinnacle Property Management

(310) 530-0606

www.pinnaclepmc.com (www.pinnaclepmc.com)

Applicant name

First name

Last name

Applicant social security number

Social Security Card Attachment

Add attachment...

Driver's License

Driver License Attachment

Add attachment...

Applicant birth date

Applicant current address

Country

Street

City

State

Zip

Applicant email

Applicant home phone (optional)

Applicant cell phone

Emergency contact name

First name

Last name

Emergency contact relationship

Emergency contact email (optional)

Emergency contact phone

Property information

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

Property address you would like to rent

Country

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

Occupant phone number

Additional occupants 2

Occupant name

First name

Last name

Occupant relationship

Occupant birth date

Occupant email

Occupant phone number

Additional occupants 3

Occupant name

First name

Last name

Occupant relationship

Occupant birth date

Occupant email

Occupant phone number

Additional occupants 4

Occupant name

First name

Last name

Occupant relationship

Occupant birth date

Occupant email

Occupant phone number

Rental history

Download and sign RENTAL HISTORY VERIFICATION form and email it to : apps@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 AND SIGN YOUR NAME ON THE EMPLOYMENT VERIFICATION FORM AND EMAIL IT TO:
apps@pinnaclepmc.com

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

Required:

- Pay stubs (4 most recent, consecutive months)
- Bank Statements (3 recent, consecutive months)

Optional:

- Official statements of additional income (statement of SSI, disability, child support, I-20 documentation, etc.)
- Official Letter of Acceptance or New Hire Contract from Employer showing base salary amount
- 1099 or W-2 (2 recent years)
- 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 net salary

Pay Stubs 1

Add attachment...

Pay Stub 2

Add attachment...

Pay Stub 3

Add attachment...

Pay Stub 4

Add attachment...

Bank Statement 1

Add attachment...

Bank Statement 2

Add attachment...

Bank Statement 3

Add attachment...

Supervisor name

First name

Last name

Supervisor title

Additional Income

Yes No

If Yes, Please specify type

Amount

Additional Income Attachment (optional)

Add attachment...

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 net salary

Pay Stubs 1

Add attachment...

Pay Stub 2

Add attachment...

Pay Stub 3

Add attachment...

Pay Stub 4

Add attachment...

Bank Statement 1

Add attachment...

Bank Statement 2

Add attachment...

Bank Statement 3

Add attachment...

Supervisor name

First name

Last name

Supervisor title

Additional Income

Yes No

If Yes, Please specify type

Amount

Additional Income Attachment (optional)

Add attachment...

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 net salary

Pay Stubs 1

Add attachment...

Pay Stub 2

Add attachment...

Pay Stub 3

Add attachment...

Pay Stub 4

Add attachment...

Bank Statement 1

Add attachment...

Bank Statement 2

Add attachment...

Bank Statement 3

Add attachment...

Supervisor name

First name

Last name

Supervisor title

Additional Income

Yes No

If Yes, Please specify type

Amount

Additional Income Attachment (optional)

Add attachment...

References

Reference name

First name

Last name

Reference relationship

Reference phone number

Reference email (optional)

References 2

Reference name

First name

Last name

Reference relationship**Reference phone number****Reference email (optional)****References 3**

Reference name

First name

Last name

Reference relationship**Reference phone number****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)

Pet Photo (optional)

Add attachment...

Pets 2

Pet type

Pet Breed

Pet age

Pet weight

Pet name (optional)

Pet spayed or neutered

Yes No

Pet license number (optional)

Pet Photo (optional)

Add attachment...

Pets 3

Pet type

Pet Breed

Pet age

Pet weight

Pet name (optional)

Pet spayed or neutered

Yes No

Pet license number (optional)

Pet Photo (optional)

Add attachment...

Additional information

Have you or any of the additional occupants listed above:

Do you have a 600 or better credit score?

Yes No

Have you viewed this unit?

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

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:	\$40.00
Total:	\$40.00

Send payment to:

Pinnacle Property Management
22700 Crenshaw Blvd
Torrance, CA 90505