



Instructions:

1. Review Sweetwater Resident Application Process.
 2. All sections of this form must be completed.
 3. Attach a legible copy of a government-issued ID.
 4. Attach all required documents.
 5. Attach payment for the application processing fee. (\$50.00 payable to Sweetwater Spectrum)
- NOTE: INCOMPLETE APPLICATIONS WILL BE DENIED AUTOMATICALLY.**
- NOTE: INCOMPLETE APPLICATIONS

RESIDENTIAL LEASE APPLICATION

Property/Landlord Address: **Sweetwater Spectrum - Sonoma (Property)**
369 Fifth Street West, Sonoma, CA 95476

Current Monthly Fees:

Monthly Rent including utilities (*duplex*) \$900
 Monthly Rent including utilities (*fourplex*) \$850
 Community Fee \$3,250

Total Monthly Payment \$4,100/\$4,150

Are Applicant's income and/or assets sufficient to sustain the monthly rent and community fee payments? Circle: YES / NO

(If "Yes", please see Exhibit A (attached) for additional information to submit)

If "No," Applicant must have one or more guarantors with sufficient income and/or assets to sustain these payments and co-sign the lease.

(The guarantor(s) must complete relevant sections of this application, provide the requested financial information and sign a separate Residential Lease Application. Please see Exhibit A (attached) for additional information to submit.)

Applicant: Proposed Resident / Guarantor (Circle One)			
Full Name		Current Street Address	
D. L. or Passport #		City/State/Zip	
Expiration Date		Date In	
Social Security #		Monthly Payment	
Date of Birth		Owner Contact #	
Home Phone #		Prior Street Address (if at	
Work Phone #		Current Address < 5	
Cell Phone #		years) City/State/Zip	
Email Address		Date In/Date Out	
Mother's Maiden Name		Monthly Payment	
		Owner Contact #	
		Reason for Moving	

Applicant: Other Information	
Is the Applicant conserved under the laws of California?	Circle: YES / NO
<i>(If "Yes," please provide name and address of conservator(s) and attach Letter of Conservatorship)</i>	
Will Applicant require any reasonable accommodations to reside at the Property?	Circle: YES / NO
<i>(If "Yes," The Reasonable Accommodations Request Form Must be Completed and Submitted with the Application.)</i>	
Have Applicant ever filed suit against a landlord?	Circle: YES / NO
Conservator Name/Address	
Conservator Name/Address	
Does Applicant have the legal capacity to execute contracts and leases?	Circle: YES / NO
<i>(If "No," please explain. In this case, the Applicant's conservator or person with the authority to execute contracts and leases on behalf of the Applicant must sign this Residential Lease Application and submit proof of their authority.)</i>	

Applicant: Employment			
Current Employer Name		Prior Employer Name	
Street Address		Street Address	
City/State/Zip		City/State/Zip	
Occupation		Occupation	
Supervisor/Phone #		Supervisor/Phone #	
Date Started		Date Start/Date End	
Annual Income \$		Annual Income \$	

PROPOSED GUARANTOR(S)

Guarantor #1

Guarantor #2

Full Name

Full Name

Relation to Applicant

Relation to Applicant

DL or Passport #/Exp. Date

DL or Passport #/Exp. Date

Social Security #

Social Security #

Date of Birth

Date of Birth

Home Phone #

Home Phone #

Work Phone #

Work Phone #

Cell Phone #

Cell Phone #

Email Address

Email address

Employer Name

Employer Name

Employer Street Address

Employer Street Address

City/State/Zip

City/State/Zip

Occupation

Occupation

Supervisor/Phone #

Supervisor/Phone #

Date Started

Date Started

Annual Income \$

Annual Income \$

Has Applicant ever filed for bankruptcy?

Circle: YES / NO

Has Applicant ever been evicted or asked to move?

Circle: YES / NO

Is Applicant a Smoker?

Circle: YES / NO

Has Applicant ever been convicted of selling/distributing/manufacturing drugs?

Circle: YES / NO

Has Applicant ever been convicted of any criminal activity?

Circle: YES / NO

Vehicle Year/Make/Color

License Plate #/ State.

In case of emergency, notify: Name, Address, City, State, Phone #, Relationship

Contact #1

Contact #2

References (list at least 4 references)

Reference #1 (Services: for example, service provider, case workers or direct supports)

Phone Nr:

Reference #2 (Previous landlord/landlords/living placement)

Phone Nr:

Reference #3 (Previous employer/volunteer services)

Phone Nr:

Other References - list 2 (For example, co-worker, family friend, neighbor etc. explain relationship)

Reference #4

Phone Nr:

Reference #5

Phone Nr:

Please tell us why Proposed Resident would like to live at Sweetwater Spectrum and why Proposed Resident would be a good fit. Please provide any supporting documents. Add pages if needed.

Please tell us how Proposed Resident would benefit by living at Sweetwater Spectrum. Add pages if needed.

This Residential Lease Application is solely for the purpose of determining Proposed Resident’s eligibility to live at Sweetwater Spectrum-Sonoma. Tenancy shall begin upon acceptance and execution of Sweetwater’s Residential Lease Agreement. Proposed Resident and/or Guarantor(s) will be required to submit all payments due, including required deposits before inception of tenancy. Proposed Resident may be required to establish resident care with Supportive Living Services or other acceptable support system as needed which allows the resident to live communally and in compliance with the terms of the Residential Lease Agreement.

Applicant represents and warrants that all information provided in this application to be true and accurate and understands that Landlord will rely upon said information when accepting this application. Applicant hereby authorizes the Landlord, Landlord’s employees and agents to verify said information and make independent investigations to determine Applicant's credit, financial, character standing, including but not limited to a credit check and criminal background check (if applicable). Sweetwater Spectrum may require Applicant to execute additional written consent to facilitate such checks. Refusal to provide requested written consent shall constitute withdrawal of the application by Applicant. Applicant hereby release Landlord, his employees and agents, and any firm or person supplying them with information from any liability whatsoever concerning the release or use of this information and will hold them all harmless from any suit or reprisal whatsoever. All holders of any such information are hereby authorized to release any and all such information they may have concerning the Applicant. If Proposed Resident is approved for tenancy, all applications submitted for Proposed Resident shall become part of the Residential Lease Agreement. Any omission or misstatements of facts in this application shall constitute a material breach of the terms of Proposed Resident’s tenancy and may subject Proposed Resident to all remedies available at law to Landlord, including eviction.

Applicant Signature	
	Date
Signature and Full Name and Capacity of any person assisting Applicant to complete this application	
	Date
Guarantor #1 Signature (if any)	
	Date
Guarantor #2 Signature (if any)	
	Date

All applications expire 1 month after submission. We encourage you to continue to stay in touch with Sweetwater Spectrum.
 I would like to be contacted if there is a possible rental opportunity in the future: _____ Circle: YES/NO
 Contact information (email/phone): _____
Landlord requires a payment of \$50, which is to be used to screen Applicant and/or Guarantor(s) credit history and other background information. The amount charged is itemized as follows:
 1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ 30
 2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ 20
 3. Total fee charged (cannot exceed \$30 per Applicant, which may be adjusted annually with the CPI as of 1-1-98) \$50

EQUAL HOUSING OPPORTUNITY STATEMENT
 Sweetwater Spectrum is pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.



Exhibit A

Instructions for Document Cover Sheet

1. Enclose this Document Cover Sheet.
2. Only attach a copy of your documents. No originals. Make sure they are legible. All attached documents must show Your Name clearly.
3. Black out/redact any social security numbers or bank account numbers on your documents.
4. If your document is smaller than letter-sized paper, copy the document onto a letter-sized paper.
5. Write the Proposed Resident's Name, Your Name, Your relationship to Proposed Resident, and Your Telephone Number on top of each attached document.

Checklist

Check if attached

Last Two Years Tax Returns

Schedule of Assets, Liabilities & Net Worth

Social Security Benefit Statement

Life Insurance Policies

Special Needs Trusts

Annuities

Other Income & Aid Sources

Other documents that may be important for Sweetwater Spectrum to review (please specify)
