

# Instruction for Rental Application

Cerritos Investments, Inc.

To get **Rental Application Form** for the property, please visit [www.EmilyChing.com](http://www.EmilyChing.com), then go "Renters" section. Please fill out 2-page **Rental Application** (either option 1 or 2), then submit with below **supporting documents**

to: [REbyChing@yahoo.com](mailto:REbyChing@yahoo.com). Or Fax to (562) 229-1150 (If more than 15 pages, please scan and email.)

\* If you don't have credit report or printer, you can use Rental Application (option 3) at above website (see details there).

## **Required Supporting Documents:**

- \* Recent 2-month **Paycheck stub** copies and other incomes proof  
(or 1st 2 pages of last filed tax return and Schedule C if self-employed.)
- \* Recent **Bank Statement** showing sufficient **move-in funds** (Sec. Dep.+ 1st Month Rent)  
(Screen print on Bank website balance with applicant's name on the page would be okay.)
- \* Full **Credit Report** (must show Total Debts and Score pages.)
- \* Introduction of your family - *optional*  
(Helpful for landlord to recognize your needs and prioritize your qualifications)
- \* References (from current landlord or employer) - *optional*
- \* Family portrait or pet photo - *optional*

## Remarks:

Please fill out 2-page Rental Application form **as detailed** as possible including proposed move-in date. Husband, wife, and anyone with incomes need to fill out **each** own application form.

There is no fee for rental application. "Cerritos Investments Inc." does not run credit report for applicants. If applicants do not have recent Credit Report, please acquire it online or from any local mortgage broker, credit union, or rental office of a large apartment. If you order online on your own, remember to cancel Membership to avoid future monthly fee. Your credit report can be repeatedly used for other rentals. Some credit reports issued by car dealer might NOT be acceptable by most landlords.

\* We accept 3rd party- [www.RentSpree.com](http://www.RentSpree.com) application and their TransUnion credit report (applicant pays \$30). Please see our website: [www.EmilyChing.com](http://www.EmilyChing.com), at Renters section- Application Form (option 3) for details.

If credit score is low, you might find a guarantor to fill out a separate application. Or please consider to increase Security Deposit based upon landlord and tenants' further agreement.

It is recommended to provide cover letter to introduce your family, and explain negative influences of your credit report. If your application is approved by property owner, we will schedule lease signing. You then need to provide all adults' Driver License copies, cashier check (for Security Deposit and 1st month rent).

**"Cerritos Investments, Inc."** provides rental processing for property owners. All decisions are made by property owners regarding accepting or declining the application. "Cerritos Investments, Inc." does not disclose personal info to third parties unless it is required by law. Info we had provided about properties are deemed reliable but not guaranteed.

Any further questions, please call/text **626-318-8589, Hank Ching**, DRE Broker #01097077

**Cerritos Investments, Inc.** DRE #01807017. [www.EmilyChing.com](http://www.EmilyChing.com)

