



APPLICATION TO RENT/SCREENING FEE  
(C.A.R. Form LRA, Revised 11/13)

I. APPLICATION TO RENT

THIS SECTION TO BE COMPLETED BY APPLICANT. A SEPARATE APPLICATION TO RENT IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OVER, OR AN EMANCIPATED MINOR.

1. Applicant is completing Application as a (check one) ☐ tenant, ☐ tenant with co-tenant(s) or ☐ guarantor/co-signor.  
Total number of applicants \_\_\_\_\_

2. PREMISES INFORMATION  
Application to rent property at 18427 Del Bonita St. Rowland Heights ("Premises")  
Rent: \$ \_\_\_\_\_ per \_\_\_\_\_ Proposed move-in date \_\_\_\_\_

3. PERSONAL INFORMATION  
A. FULL NAME OF APPLICANT Hengyu Zang Jin Chen  
B. Date of Birth 02/24/1989 (For purpose of obtaining credit reports. Age discrimination is prohibited by law.)  
C. Social Security No. 11071836 Driver's License No. F-4754794  
State CA Expires \_\_\_\_\_  
D. Phone Number: Home 9093439030 Work \_\_\_\_\_ Other \_\_\_\_\_  
E. Email zanghengyu@gmail.com  
F. Name(s) of all other proposed occupant(s) and relationship to applicant \_\_\_\_\_  
G. Pet(s) or service animals (number and type) \_\_\_\_\_  
H. Auto: Make Honda Model Acrord Year 09 License No. F4754794 State CA Color Black  
Other vehicle(s): Volkswagen  
I. In case of emergency, person to notify ~~Baifeng Jin~~ Jin Chen  
Relationship friend  
Address 415 Walker Rd San Dimas CA 91773 Phone 2192639987  
J. Does applicant or any proposed occupant plan to use liquid-filled furniture? ☐ No ☐ Yes Type \_\_\_\_\_  
K. Has applicant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? ☐ No ☐ Yes  
If yes, explain \_\_\_\_\_  
L. Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? ☐ No ☐ Yes  
If yes, explain \_\_\_\_\_  
M. Has applicant or any proposed occupant ever been asked to move out of a residence? ☐ No ☐ Yes  
If yes, explain \_\_\_\_\_

4. RESIDENCE HISTORY  
Current address 18401 E. Desidia St. Previous address 415 Walker Rd  
City/State/Zip CA City/State/Zip San Dimas / CA 91773  
From \_\_\_\_\_ to \_\_\_\_\_ From \_\_\_\_\_ to \_\_\_\_\_  
Name of Landlord/Manager \_\_\_\_\_ Name of Landlord/Manager \_\_\_\_\_  
Landlord/Manager's phone \_\_\_\_\_ Landlord/Manager's phone \_\_\_\_\_  
Do you own this property? ☐ No ☐ Yes Did you own this property? ☐ No ☐ Yes  
Reason for leaving current address \_\_\_\_\_ Reason for leaving this address \_\_\_\_\_

5. EMPLOYMENT AND INCOME HISTORY  
Current employer \_\_\_\_\_ Previous employer \_\_\_\_\_  
Current employer address \_\_\_\_\_ Prev. employer address \_\_\_\_\_  
From \_\_\_\_\_ To \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_  
Supervisor \_\_\_\_\_ Supervisor \_\_\_\_\_  
Supervisor phone \_\_\_\_\_ Supervisor phone \_\_\_\_\_  
Employment gross income \$ \_\_\_\_\_ per \_\_\_\_\_ Employment gross income \$ \_\_\_\_\_ per \_\_\_\_\_  
Other income info \_\_\_\_\_ Other income info \_\_\_\_\_

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LRA REVISED 11/13 (PAGE 1 OF 2)

Applicant's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



APPLICATION TO RENT/SCREENING FEE (LRA PAGE 1 OF 2)

Agent: Mona Fang Phone: 626.964.5500 Fax: 626.965.9077 Prepared using zipForm® software  
Broker: Keller Williams Realty 17800 Castleton St. Suite 200 City of Industry, CA 91748

Property Address: 18427 Del Bonita St. Rowland Heights Date: \_\_\_\_\_  
6. CREDIT INFORMATION

Name of creditor	Account number	Monthly payment	Balance due

Name of bank/branch	Account number	Type of account	Account balance

7. PERSONAL REFERENCES

Name \_\_\_\_\_ Address \_\_\_\_\_  
Phone \_\_\_\_\_ Length of acquaintance \_\_\_\_\_ Occupation \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_  
Phone \_\_\_\_\_ Length of acquaintance \_\_\_\_\_ Occupation \_\_\_\_\_

8. NEAREST RELATIVE(S)

Name Ting bai Hua Address 415 Walker Rd San Dimas 91773  
Phone 909-667-6723 Relationship friend  
Name Ma ggie Address 415 Walker Rd San Dimas 91773  
Phone 909-267-8784 Relationship friend

Applicant understands and agrees that: (i) this is an application to rent only and does not guarantee that applicant will be offered the Premises; (ii) Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant, and (iii) Applicant will provide a copy of applicant's driver's license upon request.

Applicant represents the above information to be true and complete, and hereby authorizes Landlord or Manager or Agent to: (i) verify the information provided; and (ii) obtain a credit report on applicant and other reports, warnings and verifications on and about applicant, which may include, but not be limited to, criminal background checks, reports on unlawful detainers, bad checks, fraud warnings, employment and tenant history. Applicant further authorizes Landlord or Manager or Agent to disclose information to prior or subsequent owners and/or agents.

If application is not fully completed, or received without the screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applicant Hengyu Zang Jinchen Date 04/30/2014 Time 10:00 am

Return your completed application and any applicable fee not already paid to: \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

II. SCREENING FEE

THIS SECTION TO BE COMPLETED BY LANDLORD, MANAGER OR AGENT.

Applicant has paid a nonrefundable screening fee of \$ \_\_\_\_\_, applied as follows: (The screening fee may not exceed \$30.00, adjusted annually from 1-1-98 commensurate with the increase in the Consumer Price Index. A CPI inflation calculator is available on the Bureau of Labor Statistics website, [www.bls.gov](http://www.bls.gov). The California Department of Consumer Affairs calculates the applicable screening fee amount to be \$42.06 as of 2009.)

\$ \_\_\_\_\_ for credit reports prepared by \_\_\_\_\_;  
\$ \_\_\_\_\_ for \_\_\_\_\_ (other out-of-pocket expenses); and  
\$ \_\_\_\_\_ for processing.

The undersigned has read the foregoing and acknowledges receipt of a copy.

Applicant Signature Jinchen Hengyu Zang  
The undersigned has received the screening fee indicated above.

04/30/2014  
Date

Landlord or Manager or Agent Signature \_\_\_\_\_ CalBRE Lic. # \_\_\_\_\_ Date \_\_\_\_\_

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



**CALIFORNIA** DRIVER LICENSE

DL **F4628880**

EXP **10/14/2015** CLASS **C**  
END **NONE**

LN **CHEN**  
FN **JIN**  
2116 W ARROW ROUTE APT 135  
UPLAND, CA 91786

DOB **09/21/1987**  
RSTR **NONE** 09211987

SEX **M** HAIR **BLK** EYES **BLK**  
HGT **6'-00"** WGT **140 lb** ISS **08/05/2013**  
DD **08/05/2013** 1210700FD/16

*John Chen*

University of La Verne

UNIVERSITY OF  
LA VERNE

Graduate  
Main Campus  
Issue Date **02/12/2013**  
**Hengyu Zang**

Student

11071836

**Transaction History****Customer:** JIN CHEN**Account:** IN Checking #XXXXX6729

\*required field

**Current Balance** 

\$7,283.00

**Present Balance** 

\$7,226.19

**Available Less Overdraft** 

\$7,226.19

**Available Balance** 

\$7,226.19

**Calendar**

\* denotes end of day balance

Date Posted	Tran Type	Description	\$	Debits(-)	\$	Credits(+)	\$	Balance
Pending	<u>Memo</u>	POS DEBIT TEN R		-11.39				
Pending	<u>Memo</u>	POS DEBIT EZ CO		-45.42				
04/29/2014	<u>Fee</u>	NON-CHASE ATM FEE- WITHTRN: 023		-2.00				7,283.00 *
04/29/2014	<u>ATM</u>	NON-CHASE ATM WITHDRAW		-303.00				7,285.00
04/29/2014	<u>Debit Card</u>	PHOENIX FOOD BOUTIQU ROWLAND H		-26.00				7,588.00
04/28/2014	<u>Debit Card</u>	HAWAII SUPRMKT INC SAN GABRIEL		-12.18				7,614.00 *
04/28/2014	<u>Debit Card</u>	BEIJING PIE HOUSE CITY OF INDU		-48.00				7,626.18
04/28/2014	<u>Debit Card</u>	AMC GLENDORA 12 #0430 GLENDORA		-4.75				7,674.18
04/28/2014	<u>Debit Card</u>	AMC GLENDORA 12 #0430 GLENDORA		-24.00				7,678.93
04/28/2014	<u>Debit Card</u>	M & T SEAFOOD VILLAG ROWLAND H		-97.13				7,702.93
04/28/2014	<u>Debit Card</u>	FOUNTAIN OF HEALTH ROWLAND HEI		-45.00				7,800.06
04/25/2014	<u>Debit Card</u>	PAYPAL *ORTELOSA 402-935- 7733		-186.68				7,845.06 *
04/24/2014	<u>Debit Card</u>	GODIVA 139 COSTA MESA CA		-53.10				8,031.74 *
04/24/2014	<u>Debit Card</u>	SEASONS 52 00045138 COSTA M		-74.69				8,084.84
04/24/2014	<u>Debit Card</u>	FOUNTAIN OF HEALTH ROWLAND HEI		-40.00				8,159.53
04/23/2014	<u>Debit Card</u>	AJISEN RAMEN ROWLAND HEIGH CA		-31.14				8,199.53 *
								<b>Older</b>



JPMorgan Chase Bank, N.A.  
P O Box 659754  
San Antonio, TX 78265-9754

March 27, 2014 through April 24, 2014  
Account Number: 000000964276729

#### CUSTOMER SERVICE INFORMATION

Web site: Chase.com  
Service Center: 1-800-935-9935  
Deaf and Hard of Hearing: 1-800-242-7383  
Para Espanol: 1-877-312-4273  
International Calls: 1-713-262-1679

00058333 DRE 053 141 11514 NNYNNNNNNN T 1 000000000 18 0000  
JIN CHEN  
415 WALKER RD  
SAN DIMAS CA 91773-2045



#### CHECKING SUMMARY

Chase College Checking

	AMOUNT
Beginning Balance	\$5,946.75
Deposits and Additions	8,000.00
Checks Paid	- 2,650.00
ATM & Debit Card Withdrawals	- 2,244.01
Fees and Other Withdrawals	- 1,021.00
Ending Balance	\$8,031.74

#### DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
04/21	Chips Credit Via: Bank of China New York Branch/0326 B/O: Huang Xiaojin County Jiangsu Province China Ref: Nbnf=Jin Chen San Dimas, CA 917732045/Ac-000000009642 Org=/472863636623 County Jiangsu Province China Ogb=/070011000071 Jiangsu Br Sen: 0039298 Trn: 0622100111Fo	\$8,000.00
Total Deposits and Additions		\$8,000.00

#### CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
550 ^		04/02	\$2,650.00
Total Checks Paid			\$2,650.00

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

^ An image of this check may be available for you to view on Chase.com.



江苏沐阳农村商业银行  
JIANGSU SHUYANG RURAL COMMERCIAL BANK

# 存款证明书

No 400052820

## CERTIFICATE OF DEPOSIT

编号: 0001000023

Ref: \_\_\_\_\_

日期: 2013/12/04

Date: \_\_\_\_\_

致:

To whom it may concern:

兹证明 仲翠荣 先生/女士截止 2013 年 12 月 04 日在我行壹 笔 (大写) 存款情况如下:  
04/12/2013

We hereby certify that up to \_\_\_\_\_ DD/MM(YYYY)Mr./Mis./Ms. \_\_\_\_\_ has deposit accounts with this bank as follows:

户名 Depositor	存单(折)账号 CD/Passbook No.	币种 Currency	金额 Amount	存入日 Date of Deposit	到期日 Date of Maturity	备注 Remarks
仲翠荣	5224527411005565067	CNY	1,000,000.00	2013/11/04		

本行声明:

Please kindly be noted that:

1、上述存款在 \_\_\_\_ 年 \_\_\_\_ 月 \_\_\_\_ 日之前不予提取。

The above-mentioned deposit(s) can not be withdrawn before \_\_\_\_ / \_\_\_\_ / \_\_\_\_.

2、本存款证明仅作存款人在我行的存款证明,不得转让、不得为他人担保或作其它用途。

This CERTIFICATE OF DEPOSIT is issued for deposit only and should not be served as guarantee or for any other purposes. This certificate of deposit is non-negotiable.

3、本存款证明书不作为提取上述存款的权利证明。

This CERTIFICATE OF DEPOSIT is not a document of authority to withdraw any of the above-mentioned deposit(s).

4、本存款证明书涂改无效。

This CERTIFICATE OF DEPOSIT will be invalid by any crossing or blotting on it.

5、本存款证明书复印无效。

Any copy of this CERTIFICATE OF DEPOSIT will be invalid.

