

Leases & Rental Agreements

POR (Proof Of Residency) - Does not Validate a CDL
pink

Most residential leases can be used to meet the regulations and prove where you live, **BUT NOT ALL OF THEM**. They must meet all of the regulations listed below. Additionally, we require certain things in order to make sure that we keep all the government agencies happy.

Based on years of being audited, we require the following things be clearly stated on all leases:

*******This document must have:*******

- Buyer's Full Name (must match ID and have any Suffixes: Jr., II, III & Sr.)
- Clearly show that is is still valid - not expired (18 month old - 1 year lease)
- Name of landlord/complex
- Address rented (**your home**)
- Rent or compensation amount (based on the terms of the agreement)
- TERMS: Paid up front for a fixed period of time - OR - A month to month agreement
Until when: ___/___/___ Converts to Month to Month
- Move in date / lease start date ___/___/___
- Signed & dated by both parties **when agreement started**

Month to month leases and expired leases (past their terms) will need:

- Note from landlord stating how long you have lived there and that you still live there
 Dated and signed within the last 30 days ___/___/___

Room Renters & people with handwritten / homemade agreements will need:

- Utility bill (or other approved POR) **from the property owner/lessor** with the following:
 - Address being rented (your residence)
 - Name of the person renting to you and signing the agreement

What a residential lease is by CA regulations:

A signed and dated contract by which the individual (tenant) agrees to pay a specified monetary sum or provide other consideration for the right to occupy an abode for a specified period of time.

-or-

A signed and dated rental agreement by which the individual (tenant) agrees to pay a specified monetary sum or provide other consideration at fixed intervals for the right to occupy an abode.

- - - - Resident Aliens and Visa Holder must have their leases verified. A Verified Lease has a note from the landlord certifying that you are still there and how long you have been living there.