



PO Box 418 / 14080 Mill Street, Guerneville, CA 95446  
(707)869-0623 / Fax (707)869-1739  
[www.dandgequity.com](http://www.dandgequity.com)

## Residential Rental FAQs

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### What do you have available for rent?

D & G Equity Management manages commercial and residential rentals in Western Sonoma County, primarily along the West County including Santa Rosa, Sebastopol, Rohnert Park and Windsor. You can find a current list of all of our available residential rentals [HERE](#) (and printed copies are also available outside of the front door of our office located at 14080 Mill Street in Guerneville.) We update our listings daily; check the website for the most frequent updates.

### Viewing our rentals:

Each applicant is required to fill out a completed application. Anyone 18 years or older who will be residing at the premises must submit an application for review at **no cost prior to setting appointments to view the interior**. Please allow up to three business days for the review process.

**If a property is vacant:** Once the application review process is completed and an appointment has been scheduled, unless otherwise instructed, we will have the keys ready for pick up here at our office. Properties are shown between 9:30 am and before 4:00 pm, Monday – Friday. Bring your current valid government-issued photo I.D., proof of COVID-19 vaccine or recent 72-hour COVID-19 negative test, mask, and credit card for us to hold while you check out the keys. You have one hour to view the interior of the property and return the keys. Times may vary due to location of rental property.

**Occupied Properties:** We only show properties when they become vacant due to COVID-19.





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## **I found a home I'd like to view, what do I need to do now?**

The first step is to complete a **Rental Application** form for review free of charge. A separate application is required for each person 18 years and older who will be residing at the property – regardless of whether they will be paying rent and this includes married couples.

## **Where can I get a Residential Rental Application form?**

Rental application forms are available here in our office or here: [Apply Now](#). Upon request, we can also email or fax an application form. A separate application is required for each applicant, 18 years or older; this includes married couples.

## **What is the application fee for applying for residential properties?**

A **non-refundable \$45.00** application fee is charged for each applicant 18 years or older. The fee may be paid by money order, Google Pay, Apple Pay, Discover, Visa, or credit card only. No cash or personal checks are accepted. *Application fees are subject to change.*

## **I want a Commercial Application, where can I get one?**

Commercial rental application forms are available here in our office or online: [Apply Now](#). Upon request, we can also email or fax an application form. A separate application is required for each applicant 18 years or older; this includes married couples.





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## What is the application fee for applying for Commercial properties?

A **non-refundable \$60.00** application fee is charged for each applicant 18 years or older. The fee may be paid by money order, Google Pay, Apple Pay, Discover, Visa, or credit card only. No cash or personal checks are accepted. *Application fees are subject to change.*

## What are the pet requirements for the rentals?

We love pets! Our listings will indicate if there is a pet considered and size if applicable. Generally as a rule, the individual owner of the premises makes the decision if a pet is permissible and what size. Certain breeds of dogs that are not allowed and they are: American Pitbull's, Rottweilers, Dobermans, German Shepherds, Staffordshire Bull terriers, Siberian Husky, hybrid wolves and this includes dogs that are mixed with the mentioned breeds.

## Is there an additional security deposit for the pet?

The additional security deposit depends on the strength of the application. Generally, we raise the security deposit \$500.00 to up two times the market rent amount. For Short Term fully furnished homes, if pet is permissible, the security deposit can be up to three months' rent.

## What if I have a Service Animal or ESA animal?

Federal and California fair housing laws require equal treatment of an expansive list of protected classes in the renting of residential dwelling. For persons with disability, as a protected class, that means being allowed to be accompanied by and reside with their service animal or support animal (collectively known as assistance animal) to have an equal use and enjoyment of their dwelling. **What is an assistance animal?** An assistance animal may be any type- breed, size or species- of animal. Legally, such animal is not considered as a pet





**What is a service animal?** A service animal has been specifically trained to assist a person with disability with their disability-related tasks. Service animals are not subject to reasonable accommodation requests like support animals. Instead, the disabled person has a right to be accompanied by their service animal as a civil right. To verify a service animal, only two questions may be asked:

- 1) Does the person have a disability?
- 2) What disability-related task has the animal has been trained to perform?

## What if I have an emotional support animal?

**What is a support animal?** Unlike a service animal, a support animal does not have to be trained to assist with any disability-related task. A support animal may be also known as an emotional support animal (ESA), therapy, or comfort animal. Support animals are subject to reasonable accommodation requests. What is a reasonable accommodation request? A person with a disability may seek a reasonable accommodation in rules or policies. A common example is a request to keep a support animal when the housing provider generally prohibits pets. Housing provider must engage in an interactive process when a request cannot be immediately granted. The request may be deemed unreasonable if it causes an undue burden or the animal poses a serious threat of bodily harm to others or would cause substantial damage to property of others.

**Who is required to comply with these laws?** The fair housing laws govern a wide range of individuals or entities that provide housing or housing opportunities. This includes all DRE licensees, property managers, rental owners, lenders and HOA's.

**May a landlord charge more in rent or a larger security deposit for the assistance animal?** No, a landlord cannot charge an additional security deposit.

## What information do I need for the Rental Application?

You will need to provide information about your employer or other sources of verifiable income, rental history (including current and previous residences), and bank information. Additionally, you will be required to provide a valid form of Government-issued identification for each application. Make sure all the information requested on the application form is complete, current, and legible, and all phone





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numbers and other contact information you provide are current and working. The application must be completely filled out in either black or blue ink. Incomplete or illegible applications will cause delays in the process. Please go to: [Apply Now.](#)

## **How long will it take for my application to process?**

The rental application process typically takes about 5-7 business days. The credit report, eviction report, criminal and background check are usually completed within 24 to 48 hours, while the rental references can take a bit longer. **\*PLEASE NOTE:** to prevent delay and dismissal of the application be sure the application is accurate with the current information and legible. Regarding rental references, we will be contacting the property owners or managers to verify each rental reference. You may call our office Monday through Friday 9:00 am to 4:00 pm to check for updates.

## **I already had a credit check run through another agency, can I use that here?**

That depends on the date of the credit report and the information that it obtained. Please note that we will still need to verify rental references and source of income, and the rental application fees do still apply. Please contact our office for more information.

## **What happens once my rental application has been accepted?**

Once the application(s) has(ve) been accepted, the security deposit is due within 24 hours in order to hold the property you wish to rent until your move-in date. Unless the security deposit is paid in full, the property will continue to stay on the rental market, and we will continue to accept rental applications for that property.





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## What if I only need a rental for a few months?

We offer fully furnished homes and the price ranges anywhere from \$2,800.00 per month up to \$8,000.00 per month. Please visit [Russian River Vacation Homes at www.riverhomes.com](http://www.riverhomes.com).

