

4406 BAYARD STREET @ GRAND AVE.

If you would like to rent the apartment please fill out the application thoroughly and take it to the address above or call a representative. If we are not in the office please drop the completed application through the mail slot.

Please Attach the Following Items:

1. A deposit cashier's check/money order equal to one month's rent will be required at lease signing.
2. **Additional checks for \$30 per person for a credit check.** This fee is itemized as follows: \$15.00 for a credit report and eviction search, \$15.00 for the cost of verifying employment, previous rental history and other application information.
3. A current pay stub for income verification or fax us a copy at 858-270-4066.

Approval of Application

It takes approximately 24-72 working hours for final approval. We can continue to offer the apartment until final approval; confirmation and a signed lease are completed.

Condition of the Dwelling

THE APARTMENT OR HOUSE YOU HAVE APPLIED FOR WILL REMAIN IN ITS CURRENT CONDITION UNLESS AGREEMENTS ARE MADE AT THE TIME OF APPLICATION other than the fact that all dwellings will be well cleaned, painted, the carpets will be cleaned and all necessary maintenance performed (as defined by the management).

Lease Period

All units are rented on a nine-month lease unless otherwise specified on the rental list.

Qualifying

We qualify tenants on the basis of positive history in the following areas: previous tenancy, work experience, and credit history. Due to current market conditions if you have problems in any of these areas you are unlikely to meet our minimum qualifying standards. Further, first time renters, roommates exceeding number of bedrooms and some students are generally being passed up for more qualified applicants.

Pets

Birds and fish are allowed. Check on a per property basis for your cat. **NO DOGS** under any circumstances.

Still Looking?

Thank you and please keep us in mind as we have many other excellent units available in this area.

APPLICATION TO RENT AND RENTAL DEPOSIT

One application per person

Application to rent property at _____
Full name of applicant _____ D.O.B _____
Social Security# _____ Driver's Lic# _____ State _____
Auto Year & Make & Model _____ Lic# _____ State _____
Home phone number _____ Work phone number _____

RENTAL REFERENCES- Three years

Present address _____ City/State/Zip _____
Name of Landlord _____ Phone number _____
Rent Amount\$ _____ Your portion of rent\$ _____
Date of Tenancy From _____ to _____ Reason for moving _____
Prior address #1 _____ City/State/Zip _____
Name of Landlord _____ Phone# _____
Rent Amount\$ _____ Your portion of rent\$ _____
Date of Tenancy From _____ to _____ Reason for moving? _____
Prior address #2 _____ City/State/Zip _____
Name of Landlord _____ Phone# _____
Rent Amount\$ _____ Your portion of rent\$ _____
Date of Tenancy From _____ to _____ Reason for moving? _____

INCOME INFORMATION

Present Employer _____ Phone# _____
Employer's Address _____ For how long? _____
Gross Income _____ Per _____ Position _____
Please submit a current paystub or fax to 858-270-4066 or provide official written verification of employment.
If student: What school? _____ Income Source? _____ Amount? _____

EMERGENCY INFORMATION

In case of emergency, person to notify _____
Address _____ Phone _____

CREDIT INFORMATION

Have you ever been party to a bankruptcy/explain? _____
Have you ever been party to an unlawful detainer or lawsuit over real Property/explain? _____

The applicant represents the above information to be true and complete and hereby authorizes verification of the information provided including obtaining a credit report.

Applicant _____ Date & Time _____

AGREEMENT IF APPROVED

Applicant and _____ and _____
have deposited by _____ personal check or _____ cashier's check the following funds to be held uncashed until verbal acceptance by tenant if approved:

Deposit \$ _____
Rent from _____ to _____ \$ _____
Credit Check \$ _____ MO# or Check# _____
Total \$ _____
Less Amounts received (\$ _____)
Balance due on the date of Move-in \$ _____
Lease Start _____ Lease Length _____
Prorated Rent _____ Due Date _____

Notes: _____

Applicant(s) agree to execute a lease or rental agreement within three days if approved and verbal acceptance occurs. Further it is understood that the deposit will be cashed by depositing the deposit check to the bank by Cal-Prop if approved and verbally accepted. This will create a verbal month-to-month agreement prior to the lease being fully executed. If you are not approved and we did not run your credit report your credit check monies will be returned or destroyed. If you are not approved no agreement is created and your deposit check will be returned or destroyed.

Applicant Additional Appl Additional Appl Date