

RENTAL APPLICATION FOR RESIDENTS AND OCCUPANTS

Each co-resident and each occupant over 18 must submit a separate application
Spouses may submit a joint application

Date when filled out: _____

ABOUT YOU: Full name (exactly as on driver's license or gov't ID card) _____

Your street address (as shown on your driver's license or gov't ID card) _____

Driver's license # and state: _____ **OR** Government Photo ID card _____

Former last names (maiden & married) _____ Your Social Security # _____

Marital Status Single _____ Married _____ Divorced _____ Widowed _____ Separated _____

Current home address (where you now live) _____

City _____ State _____ Zip _____

Phone (_____) _____ Mobile Phone (_____) _____ Current monthly rent \$ _____

E-Mail _____

Name of apartment where you now live _____ Office Phone _____ Date moved in _____

Why are you leaving your current residence? _____

YOUR WORK Present employer _____ Address _____

City _____ State _____ Zip _____

Work phone _____ Employment date _____

Position _____ Your gross monthly income is over \$ _____ (attach pay stub)

Supervisor's name & phone _____

YOUR CREDIT HISTORY - Your bank's name _____ Address _____

City _____ State _____

Have you or your spouse ever owned a home? Yes _____ No _____

Past credit problems you want to explain. _____

OTHER OCCUPANTS - Names of all persons under 18 and other adults who will occupy the unit. Continue on separate page if more than two.

Name _____ Relationship _____ Sex _____ Date of Birth _____

DL or Gov't ID Card # _____ Social Security # _____

Name _____ Relationship _____ Sex _____ Date of Birth _____

DL or Gov't ID Card # _____ Social Security # _____

YOUR VEHICLES - List all vehicles to be parked by you, your spouse or any occupants) including cars, trucks, motorcycles, etc.

Make and color of vehicle: _____ Year _____ State _____ License # _____

Make and color of vehicle: _____ Year _____ State _____ License # _____

OTHER INFORMATION - How were you referred? _____ Stopped by _____ Friend _____ Newspaper _____ Other _____

YOUR RENTAL/CRIMINAL HISTORY - Have you, your spouse or any occupant listed above ever:

_____ been evicted or asked to move? _____ broken a rental agreement or lease contract? _____ declared bankruptcy?

_____ been sued for nonpayment of rent? _____ been sued for damage to rental property? _____ been convicted of a felony?

_____ received deferred adjudication for a felony? _____ been arrested for a felony which has not been finally adjudication (by dismissal acquittal or conviction)? Please indicate the year, location and type of each felony. We may need to discuss more facts before making a decision.

You represent the answer is "no" to any item not checked above.

YOUR SPOUSE - Full Name _____

Former last names (maiden & married) _____ Spouses' Social Security _____

Driver's license # and state: _____ **OR** Government Photo ID card _____

Date of Birth _____ Height _____ Weight _____ Sex _____ Eye Color _____ Hair Color _____

Present employer _____ Address _____

City _____ State _____ Zip _____

Work phone (_____) _____ Mobile (_____) _____ Employment date _____

Position _____ Your gross monthly income is \$ _____ (attach pay stub)

EMERGENCY – Emergency contact person over 18, who will not be living with you

Name _____ Address _____ City _____ State _____ Zip _____
Work phone (_____) _____ Home phone (_____) _____ Relationship _____

If you are seriously ill, missing or in a jail or penitentiary according to an affidavit of the above person or if you die, you authorize-check one or more _____ the above person _____ your spouse and/or _____ your parent or child to enter your dwelling to remove all contents, as well as your property in the mailbox, storerooms and common areas. If no box is checked any of the above are authorized at our option. If you are seriously ill or injured, you authorize us to send for an ambulance at your expense. We are not legally obligated to do so.

AUTHORIZATION – I or we authorize the apartment owner or its' agent to verify the above information by all available means. Owner is not required to reverify or investigate preliminary findings.

This Rental Application and the Lease Contract are binding legal documents when signed. Please read them carefully. Before submitting a Rental Application or signing a Lease Contract, you may take a copy of these documents to review and/or consult an attorney. Additional provisions or changes may be made in the Lease Contract if agreed to in writing by all parties. You are entitled to a copy of the Lease Contract after it is fully signed.

WEST CAL PROPERTIES, LLC RESIDENT QUALIFICATIONS

Please understand the following qualifications are established to ensure uniformity in leasing standards to all applicants and compliance with local, state and federal governmental regulations.

1. Applicant must be 18 years of age or older
2. Applicant must have current verifiable employment with 2 years verifiable employment and/or Fulltime school enrollment. Photocopies of the last 2 months of earnings are preferred. For new employment, applicant must provide copies of immediate past two (2) years IRS tax returns and current bank statement that support income stated.
3. If child support and/or alimony is to be considered for income qualifications criteria, applicant must provide proof that child support has been received for the past six months and a copy of the court order to verify monthly amount awarded.
4. Applicant must have 2 years of favorable, verifiable rental and/or mortgage history with no more than 2 late payments and no more that one paid NSF check. In addition there must be no resident problem issues with the prior landlord.
5. Applicant must have a good credit record, which is 75% or more positive credit with no late payments beyond 60 days. Applicants with less than good credit records, bankruptcy, repossessions, or first time renters may be considered if applicant pays additional deposit equal to one month's rent.
6. Number of residents per unit shall be no more than 3 for 2 bedroom or 4 for 3 bedroom.
7. Total automobiles owned by residents allowed per 2 bedroom unit is (2) and 3 bedroom unit is (3). No unlicensed or inoperable vehicles allowed on property.
8. Have no felony convictions or deferred adjudication or misdemeanor to person or property.
9. Security deposit and non-refundable application fee may be required with application.
10. Boat, RV, trailer or commercial truck (more than 2 axles) storage is not allowed on premises.
11. Pets are not allowed without animal addendum.
12. At the time of move-in, a copy will be made of your valid driver's license or state identification and social security card for your permanent file.
13. Foreign applicants must supply a temporary social security number as issued for a temporary work visa. Applicant's passport must be inspected to verify the time spend in the United States is consistent with the residency disclosed on the rental application.

Disclaimer: All prospective residents are screened to meet the above qualifications based on information supplied by sources deemed to be reliable. However, there may be occasions wherein limited information is available or supplied to us for screening and events may have occurred since the screening information was obtained. We, therefore, do not warrant representation that these qualifications are absolute for all existing residents. Additionally, management reserves the right to offer residency to Corporate Companies. Corporate Companies may utilize an independent screening process in qualifying their occupants.

A SEPARATE APPLICATION MUST BE PREPARED FOR NON-MARRIED CO-APPLICANTS

APPLICANT'S SIGNATURE - _____

SPOUSE'S SIGNATURE - _____

FOR OFFICE USE ONLY

1. Person accepting application: _____ Person processing application _____
2. Date _____ that applicant or co-applicant was notified by ___telephone___ letter or ___in person of
____acceptance___non acceptance
3. Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): _____
4. Name of owner's representative who notified above person(s) _____