

APPLICATION REQUIREMENTS

In order to ensure that everyone has the quality of lifestyle that a community like ours requires, we have structured the following list of qualifications for residency in our community.

- 1. YOU MUST HAVE GOOD CREDIT. (Accounts paid on time). (No evictions.) If you have a repossession, foreclosure or small collection accounts, we may be able to work with you based on your entire credit report and the length of your job and rental history. (If you have a bankruptcy, it must have been filed and discharged for one year and you must have new positive credit).**
- 2. VERIFIABLE INCOME – (Income must be two and a half times the amount of rent).**
- 3. EXCELLENT LANDLORD RECOMMENDATIONS – (Current and Previous).**
- 4. ADHERENCE TO OCCUPANCY LIMITS –(No more than three occupants for a one bedroom – Five occupants for a two bedroom – Seven occupants for a three bedroom).**
- 5. AT LEAST TWO CONSECUTIVE YEARS JOB HISTORY**
- 6. AT LEAST TWO CONSECUTIVE YEARS RENTAL HISTORY**

To approve your application we will need the following information in original form as well as copies.

- 1. A COMPLETED APPLICATION WRITTEN IN INK –(Do not leave any blanks).**
- 2. SIGNATURE OF ALL APPLICANTS ON APPLICATIONS.**
- 3. WE WILL NEED TO SEE A VALID CALIFORNIA DRIVERS LICENSE AND SOCIAL SECURITY CARD OF ALL APPLICANTS.**
- 4. WE MUST MEET ALL APPLICANTS AND ANYONE WHO WILL RESIDE IN THE APARTMENT THAT YOU ARE APPLYING FOR. (Anyone over the age of 18 must fill out a rental application).**
- 5. WE WILL NEED TO SEE THREE CURRENT CONSECUTIVE PAYROLL STUBS OR CURRENT VERIFIABLE PROOF OF INCOME.**
- 6. IF SELF EMPLOYED, YOU MUST PROVIDE CURRENT TAX RETURN AND A CURRENT BANK STATEMENT.**
- 7. IF YOU RECEIVE CHILD SUPPORT OR ALIMONY YOU MUST PROVIDE A LETTER FROM THE COURT DATED AND STAMPED OR PROOF OF A TRUST ACCOUNT.**

DEPOSITS:

1. A non-refundable application fee of \$25.00 each is required with a completed application. This fee must be paid in money order or cashiers check only.
2. A holding deposit of \$100.00 is required to hold the apartment you chose. This deposit must be paid by money order or cashiers check only. This will hold the apartment for 24 hours while we process your application. If you are approved you will need to bring the balance of the deposit, as well as the first months rent to hold the apartment. If you are not approved the deposit will be refunded back to you.

We are an equal opportunity housing provider. We fully comply with the federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex , handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

**FALSIFICATION OR UNVERIFIABLE INFORMATION ON THE RENTAL APPLICATION
WILL BE GROUNDS FOR DENIAL.**