

Qualifying Standards and Renting Policies For the Majestic Apartments

For the comfort, safety and well-being of all residents, we apply the following criteria to all applicants:

1. Each applicant must prove the ability to pay the rent on the due dates by a credit check made by an independent organization. Applicant pays for non-refundable credit check. *(Credit score must be 550 or higher)*
2. Applicant's gross income must be 2 1/2 times the amount paid for rent (proof of income required).
3. Each applicant must have a good reference from a former landlord.
4. Each applicant must agree in writing (on the rental agreement) to abide by all the rules of this complex.
5. Applicants who have an unlawful detainer or that have been evicted for any reason from a previous apartment will not be accepted. Applicant can't owe any other Management Company money.
6. We cannot allow partially wrecked, non-operating or junky looking autos in our parking facilities. No washing or repairing of autos will be allowed on parking or driveway areas. If your car is leaking oil you must get it repaired or move it to street parking.
7. SATELLITE SERVICE IS NOT ALLOWED.
8. Please note that cats are allowed with a \$200 deposit per cat plus a \$20 per month pet rent per cat. Maximum of 2 cats.
9. No dogs allowed.
10. **Provide copy of Photo I.D. and must show Social Security card.**
11. Gas and electric are paid up to \$75.00 a month.
 - a. (Tenants are responsible for any amount over \$75.00)
 - b. Phone, Internet and TV is the tenants' responsibility.
12. The rental agreement must be signed by ALL approved applicants and the first month's rent plus deposit must be paid before keys are issued and possession of the apartment is given.
13. The deposit and first month's rent must be paid with a cashier's check or money order ONLY (Payable to DELTA PROPERTY MANAGEMENT CO.)

Signature: _____ Date: _____

MOVE INS ARE ONLY DONE BETWEEN THE HOURS OF 9:00 AM TO 3:30 PM

\$30 Non-refundable cashier's check or money order for credit check
30 day pay stubs
Picture ID and Social Security Card

Application to Rent

For the rental property located at: _____ (“Premises”).

APPLICANT (All persons 18 or older must complete their own application form and be approved for tenancy):

Last Name:		First Name:		Middle Name:	
Cell Phone:		Work Phone:		Home Phone:	
Current Address:					
Date of Birth:		Social Security# or ITIN:		Driver's License # / Exp. Date:	Other Government Id No.:
Email:			Other Names Used In the Last 10 Years:		

CURRENT INCOME:

\$ _____	<input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Yearly	Source:	Proof of Income: <input type="checkbox"/> Yes <input type="checkbox"/> No.
\$ _____	<input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Yearly	Source:	Proof of Income: <input type="checkbox"/> Yes <input type="checkbox"/> No.
Other Income Sources:			

EMPLOYMENT INFORMATION:

<u>CURRENT EMPLOYMENT</u>	
Employer:	Address:
Phone:	Supervisor's Name:
Current Title:	Current Pay Rate: \$ _____ Per <input type="checkbox"/> Week <input type="checkbox"/> Month (Check one)
Employed From:	To:
Are you currently employed with the above company? <input type="checkbox"/> Yes <input type="checkbox"/> No	* We will be contacting current employer to verify the accuracy of all of the above-stated information.
<u>PRIOR EMPLOYMENT</u>	
Employer:	Address:
Phone:	Supervisor's Name:
Title:	Current Pay Rate: \$ _____ Per <input type="checkbox"/> Week <input type="checkbox"/> Month (Check one)
Employment From:	To:
Reason for leaving:	



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Application to Rent

ADDITIONAL OCCUPANTS: (All persons 18 or over must fill-out their own application, unless otherwise allowed by law).

First, Middle, Last Name:	Date of Birth:	Relationship To Applicant:
First, Middle, Last Name:	Date of Birth:	Relationship To Applicant:
First, Middle, Last Name:	Date of Birth:	Relationship To Applicant:

RESIDENCE INFORMATION:

<u>CURRENT RESIDENCE</u>	
Address: (Street address, City, State & Zip):	
Tenancy From: _____ To: _____	Last rent paid: \$ _____ /Month
Owner/Manager's Name:	Owner/Manager's Phone #:
Are you currently residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	Did you ever pay your rent late or fail to pay your rent, while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No
Were you ever given a notice stating that you are violating the rental agreement or rules while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	
What is your Reason for Leaving?	
<u>PREVIOUS RESIDENCE(S)</u> [Please List for the Last Five (5) Years (Attach Additional Pages If Needed)]	
Address (Street address, City, State & Zip):	
Dates of Tenancy: From: _____ To: _____	Rent paid at End of Tenancy: \$ _____ /Month
Owner/Manager's Name:	Owner/Manager's Phone #:
Are you currently residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	Did you ever pay your rent late or fail to pay your rent, while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No
Were you ever given a notice stating that you are violating the rental agreement or rules while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	
What was your Reason for Leaving?	
<u>PREVIOUS RESIDENCE #2</u>	
Address (Street address, City, State & Zip):	
Dates of Tenancy: From: _____ To: _____	Rent paid at End of Tenancy: \$ _____ /Month
Owner/Manager's Name:	Owner/Manager's Phone #:
Are you currently residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	Did you ever pay your rent late or fail to pay your rent, while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No
Were you ever given a notice stating that you are violating the rental agreement or rules while you were residing here? <input type="checkbox"/> Yes <input type="checkbox"/> No	
What is your Reason for Leaving?	



Application to Rent

CREDIT INFORMATION *(Please list all your financial obligations and assets):*

<u>Bank Account type</u> <i>(Checking or Savings)</i>	<u>Account Number</u>	<u>Name of Bank</u>	<u>Branch or Address of Bank</u>	<u>Balance</u>
1.				\$
2.				\$
3.				\$
<u>Credit Accounts</u> <i>(Name of Creditor)</i>	<u>Account Number</u>	<u>Address</u>	<u>Phone Number</u>	<u>Monthly Payment</u>
1.				\$ /Mo.
2.				\$ /Mo.
3.				\$ /Mo.
<u>Other Obligations:</u>	<u>Monthly Amount Owed:</u>	<u>Lienholder/Bank:</u>	<u>Creditor's Phone #</u>	<u>Total Amount Owed:</u>
1. Car Payment	\$ /Mo.			\$
2. Child Support	\$ /Mo.			\$
3. Alimony	\$ /Mo.			\$
4. Other:	\$ /Mo.			\$

VEHICLE INFORMATION:

I will have _____ <i>(insert number)</i> vehicles parked at the Premises. Description of Automobiles of Applicant:					
1.	Make:	Model:	Year:	License No.:	Color:
2.	Make:	Model:	Year:	License No.:	Color:
Other Vehicles (motorcycle, etc). Please describe: _____					
1.	Make:	Model:	Year:	License No.:	Color:

PERSONAL REFERENCES:

<u>Name:</u>	<u>Address</u>	<u>Phone Number</u>	<u>Relationship</u>
1.			
2.			
3.			

PET INFORMATION *(Attach additional pages as necessary):*



Application to Rent

Name:	Type/Breed:	Height/Weight:	License No.:

LIST ALL PROPOSED OCCUPANTS (Note all occupants 18 and older must complete a separate application form):

Name:	AGE:

EMERGENCY CONTACT INFORMATION (In case of Emergency, notify):

Name:	Address	Phone Number	Relationship
1.			
2.			

GENERAL INFORMATION: (Check the box next to the answer that applies)

- Have you ever been a party to a lawsuit? (If so, describe below) YES NO
- Have you ever filed for bankruptcy? (If so, describe below) YES NO
- Do you have any liquid-filled furniture or do you intend to use liquid-filled furniture in the Premises? (If so, describe below) YES NO
- Have you ever been convicted for a crime against persons or property? YES NO
- Have you ever been evicted for non-payment of rent or any other reason or asked to leave a prior residence? YES NO

If you answered "YES" to any of the above questions, please explain below (Use additional pages and attach if necessary):

CREDIT CHECK/SCREENING FEE RECEIPT: Owner/Agent received the amount of \$ _____ ("Application Screening Fee"), which will be used to cover the cost of obtaining information about Applicant; including the cost of obtaining personal reference checks, consumer credit reports, criminal background checks and other similar information, such as tenant screening service reports regarding past unlawful detainer litigation. This Application Screening Fee includes the following costs:

1. Cost to purchase personal reference checks, consumer credit reports and/or other tenant screening service reports regarding prior unlawful detainer actions: \$ _____
2. Processing costs (including the reasonable value of time spent by Owner/Agent and/or his agent in obtaining, reviewing & verifying the information obtained): \$ _____

NOTICE REGARDING CALIFORNIA INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT (ICRAA)



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CALIFORNIA CIVIL CODE SECTION 1786.22.

Owner/Agent will be requesting an investigative report YES NO If Owner/Agent is requesting a report:

I would like a copy to receive a copy of the investigative reports prepared.

If this boxed is check, Owner/Agent has three (3) business days from the date the report is received to provide a copy of the report. The report may also be obtained directly from the consumer agency named below:

Reporting Agency: _____

Address: _____

Telephone Number: _____

(a) An investigative consumer reporting agency shall supply files and information required under Section 1786.10 during normal business hours and on reasonable notice.

(b) Files maintained on a consumer shall be made available for the consumer's visual inspection, as follows:

(1) In person, if he appears in person and furnishes proper identification. A copy of his file shall also be available to the consumer for a fee not to exceed the actual costs of duplication services provided.

(2) By certified mail, if he makes a written request, with proper identification, for copies to be sent to a specified addressee. Investigative consumer reporting agencies complying with requests for certified mailings under this section shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the investigative consumer reporting agencies.

(3) A summary of all information contained in files on a consumer and required to be provided by Section 1786.10 shall be provided by telephone, if the consumer has made a written request, with proper identification for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to the consumer.

(c) The term "proper identification" as used in subdivision (b) shall mean that information generally deemed sufficient to identify a person. Such information includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. Only if the consumer is unable to reasonably identify himself with the information described above, may an investigative consumer reporting agency require additional information concerning the consumer's employment and personal or family history in order to verify his identity.

(d) The investigative consumer reporting agency shall provide trained personnel to explain to the consumer any information furnished him pursuant to Section 1786.10.

(e) The investigative consumer reporting agency shall provide a written explanation of any coded information contained in files maintained on a consumer. This written explanation shall be distributed whenever a file is provided to a consumer for visual inspection as required under Section 1786.22.

(f) The consumer shall be permitted to be accompanied by one other person of his choosing, who shall furnish reasonable identification. An investigative consumer reporting agency may require the consumer to furnish a written statement granting permission to the consumer reporting agency to discuss the consumer's file in such person's presence.

Applicant represents that all information given and statements made on this application are true and correct. Applicant hereby authorizes Owner/Agent to verify and investigate by whatever means possible all facts and references stated herein, including but not limited to, current and previous landlords and employers, and personal references. Applicant hereby authorizes Owner/Agent to obtain Unlawful Detainer, Credit Reports, Telechecks, and/or criminal background reports. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing and/or may result in denial of tenancy. Applicant acknowledges that Owner/Agent will rely on the information provided herein, and that any material misstatement(s) will, at Owner/Agent's option, be a material and non-curable breach of any subsequent rental agreement and grounds for immediate eviction.

Signature of Applicant: _____

Date: _____

