APPLICATION TO RENT, LEASE or GUARANTEE (Information Sheet)   FORM **A** (IS)

(Use one of these "Information sheets" for <u>each person age 18 and over</u> who is applying to be a Tenant or a Guarantor)

The undersigned hereby applies to lease, or guarantee Apartment No _____ at _____ for
$ _____ per month and upon Owner's approval agrees to enter into a Lease and pay all Rent and Security Deposits required before occupancy.

APPLICANT'S NAME   PLEASE PRINT

FIRST	MIDDLE	LAST	BIRTH DATE	SOCIAL SECURITY NO.	DRIVER'S LICENSE NO.	STATE

OTHER NAMES USED WITHIN LAST 5 YEARS	HOME PHONE	BUSINESS PHONE	EMAIL ADDRESS

ADDITIONAL OCCUPANTS (Tenant application only)   PLEASE PRINT

ALL OTHER PROPOSED OCCUPANTS	AGE	RELATIONSHIP TO APPLICANT

EMPLOYMENT AND/OR INCOME SOURCE   PLEASE PRINT

	CURRENT EMPLOYMENT	PREVIOUS EMPLOYMENT	SPOUSE'S EMPLOYMENT
EMPLOYED BY			
ADDRESS			
EMPLOYER PHONE			
OCCUPATION			
POSITION			
NAME OF SUPERVISOR			
DATES OF EMPLOYMENT	FROM TO	FROM TO	FROM TO
"GROSS" INCOME PER <u>WEEK</u>	$	$	$
NET INCOME PER <u>WEEK</u>	$	$	$

RESIDENCE   PLEASE PRINT

	CURRENT RESIDENCE	LAST PRIOR	PRIOR
STREET ADDRESS			
CITY			
STATE AND ZIP			
DATES OF STAY			
LAST RENT PAID	$	$	$
OWNER/MANAGER AND PHONE NUMBER			
REASON FOR LEAVING			

VEHICLES   PLEASE PRINT

AUTOMOBILES	MAKE	MODEL	COLOR	YEAR	LICENSE NO.	STATE

CREDIT INFORMATION   PLEASE PRINT

NAME OF BANK/S & L	BRANCH OR ADDRESS	ACCOUNT NO.		APPROX BALANCE
		CHECKING	$	
		SAVINGS	$	
		CHECKING	$	
		SAVINGS	$	

CREDIT REFERENCES	ADDRESS/CITY	PHONE	PRESENT BALANCE	MONTHLY PAYMENTS

PERSONAL REFERENCES (Tenant application only)

IN CASE OF EMERGENCY NOTIFY	ADDRESS/CITY	PHONE	RELATIONSHIP
CLOSE FRIEND			
NEAREST RELATIVE LIVING ELSEWHERE			

GENERAL INFORMATION (check the answer) (Tenant application only)

DO YOU SMOKE?	YES	NO	DO YOU HAVE ANY MUSICAL INSTRUMENTS?	YES	NO
DO YOU HAVE OR INTEND TO USE WATER-FILLED FURNITURE? If the apartment was built before 1973, the Owner may prohibit use of water beds. If apartment was built in 1973 or after, Owner may require you provide supplemental water bed Insurance	YES	NO	EVER BEEN EVICTED FOR ANY REASON?	YES	NO
			If so, in what court and case#:		
			Court:		
			Case #		
DO YOU HAVE ANY PETS?	YES	NO			
IF YES, HOW MANY AND					
WHAT TYPE?					
HAVE YOU EVER FILED FOR BANKRUPTCY?	YES	NO			
IF YES, WHY?					
WERE YOU EVER CONVICTED FOR ANY CRIME(S)	YES	NO			
IF YES, WHAT CRIME?					

This sheet is only one part of the Application. The "APPLICATION TO RENT OR LEASE **(Info and Release)"** must also be filled out and signed **(for Tenant applications only)**. If asked I will also provide a copy of my legal ID, proof of employment, past housing, and legal status.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, 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 which may result in denial of tenancy. Applicant hereby waives any claim, and releases from liability any person providing or obtaining said verification or additional information.

Applicant

_____   _____   _____
Print Name (Match Information Sheet)   Signature   Date

APPLICATION TO RENT OR LEASE (Info and Release)   FORM **A** (I&R)
(All Applicants for tenancy must sign this form. A "Information Sheet" must be attached for each Applicant)

The undersigned hereby applies to lease Apartment No,_____ at _____ for
$ _____ per month and upon Owner's approval agrees to enter into a Lease and pay all Rent and Security Deposits required before occupancy.

DEPOSITS	
Rent	
Security	
Remote Control	
Keys	
Pet	
Less $100 of the Deposit	
Balance Due	

The undersigned Landlord or Agent hereby acknowledges receipt from the undersigned Applicant the sum of $_____ as a deposit to secure the rental of the accommodations identified below. The term "Applicant" includes all applicants in the event there is more than one applicant.

This deposit is accepted subject to availability of the premises, which can be affected by many forces, including the failure of the present occupants to vacate the apartment. The application is subject to Landlord's approval of the Applicant after review of applicant's credit and investigation of references. In the event there is more than one applicant, disapproval of one may result in disapproval of all. In the absence of such approval or Landlord's inability to deliver possession of the apartment to Applicant, Applicant agrees to accept the return of the said deposit in full satisfaction of any claim that Applicant may have arising from or related to Landlord's election not to rent an apartment to Applicant or Landlord's inability to deliver possession of the premises to Applicant. Any rental agreement signed shall be deemed to be cancelled upon endorsement of any returned deposit.

In the event that Applicant's tenancy is rejected for any reason by Landlord, Landlord shall reimburse Applicant for all sums paid as deposit, less the sum of $24 per Applicant, which Applicant acknowledges and agrees represents the less than actual out-of-pocket costs of gathering information concerning the Application, Landlord's cost of using a tenant screening service or a consumer credit reporting service and the reasonable value of time spent by the Landlord or Landlord's agent in obtaining information on the Applicant

If the Applicants are approved then $100 of the deposit shall be credited towards the funds needed to move into the apartment.

Applicant hereby agrees, and by endorsing any check or other instrument refunding Applicant's deposit affirms that Applicant releases Landlord and Landlord's agents from any and all claims, demands, debts, damages, liabilities, obligations, suits, sums of money, accounts, costs, expenses, actions and causes of action of every kind and nature whatsoever, whether now known or unknown from or relating to Landlord's processing, review, application for, acceptance and/or rejection of Applicant's tenancy or inability to deliver the apartment to Applicant ("Released Matters"). It is the intention of Applicant in executing this document, that acceptance of return of the deposit shall be effective as a full and final accord and satisfaction and release of each and every Released Matter. In furtherance of this intention, Tenant acknowledges that he, she or it has been informed of and that he, she or it is familiar with and specifically waives the benefits of Section 1542 of the Civil Code of the State of California which provides as follows: "A general release does not extend to claims which the creditor does not know or suspect to exist in his, her or its favor at the time of executing the release, which if known by him, her or it must have materially affected his, her or its settlement with the debtor."

In the event of approval of Applicant's tenancy by the Landlord and the vacation of the premises by the present tenants, if any, the amount of this deposit shall be applied to the first month's rental. However, if Applicant does not execute a written Lease Agreement, make all payments required and take possession of the apartment within seven (7) days from the date deposit was received, the said deposit is to be retained by the Landlord as liquidated damages and Applicant waives all right to occupancy. Landlord may thereafter immediately rent the accommodations to another party without notice to Applicant.

All parties agree that no approval is deemed to be given until the lease is signed by both parties, and the Landlord has received all required funds.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, 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 which may result in denial of tenancy. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

If any part of this Application shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this Application nor shall it affect the validity or enforceability of any other provision of this Application.

Additional Information _____

LANDLORD: _____ DATE_____

Signature _____ DATE_____
Print Name of Applicant (Match Information Sheet)

Signature _____ DATE_____
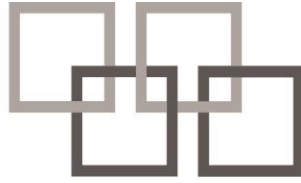Print Name of Applicant (Match Information Sheet)

Signature _____ DATE_____
Print Name of Applicant (Match Information Sheet)

Signature _____ DATE_____
Print Name of Applicant (Match Information Sheet)

Signature _____ DATE_____
Print Name of Applicant (Match Information Sheet)

Signature _____ DATE_____
Print Name of Applicant (Match Information Sheet)

APPLICATION CRITERIA

Thank you for your interest in one of our apartment communities! We look forward to receiving your application! Please provide as much information as possible and we will do our best to give you a quick and courteous response.

Credit Check: We run a credit check on everyone 18 years of age and over planning on moving into the apartment community. The fees for the Credit Check are as follows: $24.00 Per Each Adult Applicant (cashier's check or money order only). Credit Check fees will be collected by the community manager on-site at the apartment community.

Required Documentation:

- $100.00 Refundable Holding Deposit for the apartment you are applying for;

- A copy of all applicants' driver licenses and social security cards (we have a copy machine available);

- Last 3 consecutive pay stubs *or* most recent Income Tax Form *or* most recent W-2 Form; *and*

- Please make sure that all applications are signed and dated.

- Please submit **separate** cashier's check or money order for holding fee and the credit check fees.

- You will need to contact the specific community to determine who you should make the check out to.

Turn-Around Time: From the time that all of the required information is received by the community manager it will generally take 2-3 business days for an answer. Turn-around time may vary subject to receiving all information.

Approval/Denial: After your application is approved your $100.00 holding deposit (cashier's check or money order only) will be credited to your security deposit account or move-in costs. If your application is declined we will refund your $100.00 Holding Deposit but **the credit check fee is non-refundable**. If you decide to cancel your application your $100.00 deposit is refundable within 72 hours after your application is approved.

Questions/Concerns: If you have any questions or concerns please feel free to call the Corporate Office from 8:00AM – 5:00PM (PST) at (818) 345-0475 x 132. We are here to help answer any questions you may have!