



HOMES FOR RENT

5550 Telegraph Road, Suite C-4

Ventura, CA 93003

Ph: (805) 650-2500 FAX (805) 654-1256

RENT AND OCCUPANCY POLICY

\$15.00 application fee

RESIDENT REQUIREMENTS

1. Each applicant shall have a good credit rating which will be verified through a credit reporting agency. An adverse report such as delinquent accounts or unpaid judgements will disqualify the applicant.
2. Applicant's employment and/or other source of income will be verified. Length of employment, and/or job stability will be a factor of consideration. We require a 33.3% rent-to-income ratio (i.e., Applicant's income must equal three times the Monthly rental amount). Outstanding debts and monthly obligations will also be taken into consideration.
3. Current and prior landlords' references will be checked. Failure to pay rent on Time, to give a thirty-days notice in writing prior to termination of tenancy, to protect property or to respect the rights of other residents will disqualify the applicant. Applicant's willingness and ability to care for his current and prior residences will be confirmed.
4. Stability of residency (frequency of moves) and length of residency in the community will be factor of consideration.
5. A history of violent behavior or criminal convictions for violent crimes or illegal Drug activities will disqualify the applicant. We do not tolerate drug dealing on our properties!
6. Applicant must be at least 18 years of age in order to sign the rental agreement. all occupants over 18 years of age must complete the application and sign the rental agreement.

A co-signer may be required in some circumstances. If required, a co-signer will be required to fill out a separate application.
7. Residents are encouraged to carry their own renter's insurance on personal property. Management is not responsible for damage which is not the result of Management's negligence to the personal property and automobiles of residents.

Date Rec'd: _____ Address Applied for _____ Action Taken: _____

 **APPLICATION TO RENT OR LEASE**

APPLICANT (ONE PER EACH ADULT TENANT) Verified:

Last Name	First Name	Birth Date	Social Security Number	Driver's License	State
Other Names Ever Used Including Maiden Name		Cell Phone #	Home Phone #	Business Phone #	Email

LIST ALL ADDITIONAL ADULTS AND CHILDREN

	AGE	RELATIONSHIP TO APPLICANT

We Need 5 Years History Of Residences And Employment Plus Last Pay Stub To Process Your Application.

RESIDENCES

Street Address			
City			
State and ZIP			
Dates of Residency	From / To	From / To	From / To
Amount of Rent Paid			
Owner / Manager			
Phone Number			
Reason for Leaving			

EMPLOYMENT

	Current Employment	Previous Employment	Prior Employment
Employed By			
Address			
City			
Employers Phone #			
Position			
Supervisor Name			
Dates of Employment	From / To	From / To	From / To
Income Per Month			
Additional Source of Income			

CREDIT INFORMATION

Name Of Bank / S&L	Branch	Account #	Approx. Balance

CREDIT REFERENCES

Stores / Finance Co. / Credit Card	Address w/ City	Account #	Balance	Mo. Payment

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PERSONAL REFERENCES

In an Emergency Notify	Address / City	Relationship	Phone	Years Known	Occupation

Close Friends / Not Related	Address / City	Relationship	Phone	Years Known	Occupation

Nearest Relative	Address / City	Relationship	Phone	Years Known	Occupation

VEHICLES Are You the Registered Owner? Yes _____ No _____ If Not, Who? _____

	Year	Make and Model	Color	License Number	State
Automobiles					
Including Vans					
Trucks and Motorcycles					

General Information

1. Have You Ever Had Any Credit Problems? _____ Unlawful Detainer? _____ Evicted For _____
Non-payment Of Rent Or Any Other Reason? _____ Please Explain Any 'Yes' _____
Answers. _____
2. Do You Have Any Pets? ___ If So, How Many? ___ Describe: _____
Breed _____ Sex ___ Age ___ Height _____ Weight _____
3. Do You Intend To Use Any Water-filled Furniture In Your Residence? What? _____
4. Do You Or Any Potential Renter Smoke? _____
5. How Soon Can You Take Possession Of The Residence? Date: _____
6. How Long Do You Plan To Live Here? _____
7. Can You Pay The First Month's Rent And The Security Deposit Prior To Taking Possession? _____

Applicant represents that all information on this application is true and correct and hereby authorizes verification of all references and facts including but not limited to obtaining unlawful detainer and credit reports. Applicant hereby waives claim and releases from liability any person providing or obtaining said verification or additional information. I, undersigned hereby applies to rental/lease Apartment No. _____ At _____ For \$ _____ Per Month And upon owner's approval agrees to enter into a rental agreement rent and security deposit \$ _____ before occupancy.

Applicant authorizes owner to deduct credit checking costs for all applicants from the holding deposit to pay the actual credit checking costs. If applicant falsifies any part of the application to rent and applicants shall be denied tenancy. As required by law, you are hereby notified that a negative credit report reflecting on your credit report may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

Applicant: _____ Dated: _____

\$15.00 application fee



Return This Application To:
Applicant / Homes For Rent
5550 Telegraph Road, Suite C-4
Ventura, Ca 93003 805 650-2500 Fax 654-1256