

APPLICATION FOR RENTAL**River Walk Apartments**

Notice: All adult applicants (18 years or older) must complete a separate application for rental.

APARTMENT	RENT	START DATE	AGENT/REFERRED BY	
APPLICANT INFORMATION				
LAST NAME	FIRST NAME	M.I.	SSN/GOV ISSUED I.D.#	DRIVER'S LIC#/OTHER I.D.#
BIRTH DATE	HOME PHONE ()	WORK PHONE ()	EMAIL	
CURRENT ADDRESS				
STREET ADDRESS		CITY	STATE	ZIP
DATE IN	DATE OUT	LANDLORD NAME	LANDLORD PHONE ()	
MONTHLY RENT \$	REASON FOR LEAVING			
PREVIOUS ADDRESS				
STREET ADDRESS		CITY	STATE	ZIP
DATE IN	DATE OUT	LANDLORD NAME	LANDLORD PHONE ()	
MONTHLY RENT \$	REASON FOR LEAVING			
OTHER OCCUPANTS				
LIST NAMES AND BIRTH DATES OF ALL ADDITIONAL OCCUPANTS 18 YEARS OR OLDER				
LIST NAMES AND BIRTH DATES OF ALL OCCUPANTS 18 YEARS OR YOUNGER				
PETS				
PETS?	DESCRIBE			
EMPLOYMENT & INCOME INFORMATION				
1. OCCUPATION		EMPLOYER/COMPANY		MONTHLY SALARY \$
SUPERVISOR NAME		SUPERVISOR PHONE ()	START DATE	END DATE
2. OCCUPATION		EMPLOYER/COMPANY		MONTHLY SALARY \$
SUPERVISOR NAME		SUPERVISOR PHONE ()	START DATE	END DATE
1. OTHER INCOME DESCRIPTION				MONTHLY INCOME \$
2. OTHER INCOME DESCRIPTION				MONTHLY INCOME \$
EMERGENCY CONTACTS				
1. NAME	ADDRESS	PHONE ()	RELATIONSHIP	
2. NAME	ADDRESS	PHONE ()	RELATIONSHIP	
PERSONAL REFERENCES				
1. NAME	ADDRESS	PHONE ()	RELATIONSHIP	
2. NAME	ADDRESS	PHONE ()	RELATIONSHIP	

BACKGROUND INFORMATION

HAVE YOU EVER:	Filed for bankruptcy?	Willfully or intentionally refused to pay rent when due?
	Been evicted from a tenancy or left owing money? If yes, please provide Property Name, City, State, and Landlord Name. <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Been convicted of a crime? If yes, please provide Type of Offense, County, and State. <input type="checkbox"/> Yes <input type="checkbox"/> No	

VEHICLE INFORMATION

1. MAKE & MODEL	YEAR	LICENSE NO. & STATE
2. MAKE & MODEL	YEAR	LICENSE NO. & STATE

OTHER VEHICLES

OTHER INFORMATION

HOW DID YOU HEAR ABOUT THIS PROPERTY?

PLEASE INCLUDE ANY OTHER INFORMATION YOU BELIEVE WOULD HELP TO EVALUATE THIS APPLICATION

I/we, the undersigned, authorize On-Site.com, Landlord and its agents to obtain an investigative consumer credit report including but not limited to credit history, OFAC search, landlord/tenant court record search, criminal record search and registered sex offender search. I authorize the release of information from previous or current landlords, employers, and bank representatives. I hereby hold On-Site.com, Landlord and its agents free and harmless of any liability for any damages arising out of any improper use of this information.

Important information about your rights under the Fair Credit reporting Act:

- You have a right to request disclosure of the nature and scope of the investigation.
- You must be told if information in your file has been used against you.
- You have a right to know what is in your file, and this disclosure may be free.
- You have the right to ask for a credit score (there may be a fee for this service).
- You have the right to dispute incomplete or inaccurate information. Consumer reporting agencies must correct inaccurate, incomplete, or unverifiable information.

These reports are being processed by On-Site.com, 307 Orchard City Drive, Suite 110, Campbell, CA 95008, (877) 222-0384.

A summary of your rights under the Fair Credit Reporting Act is available by visiting or writing (Para información en español, visite o escriba): <http://www.ftc.gov/credit>

Consumer Response Center, Room 130-A, Federal Trade Commission, 600 Pennsylvania Avenue N.W., Washington D.C. 20580

(Signed/Applicant) Date

I warrant that all statements above set forth are true. I further represent that I am not renting a room or an apartment under any other name, nor have I ever been dispossessed from any apartment, nor am I now being dispossessed. I hereby give my permission to conduct inquiries concerning my income, credit history, residence, banking relationships, character and reputation for the purpose of verifying information, provided by me, on any apartment rental/purchase application. If this application is approved, I further authorize Owner or its agent(s) to conduct further credit inquiries. I understand there are no limitations or restrictions regarding what may be discussed or revealed. I am aware that a credit history, OFAC search, and landlord/tenant court record search will be done in conjunction with my application. I hereby hold On-Site Manager, Inc., Owner, and its agents free and harmless of any liability for providing written or verbal information and/or discussing the quality of my tenancy with current and former landlords property managers, supervisors, or employers. No representations or agreements by Salespersons, Brokers or others are to be binding on Owner, and/or any party connected with its business organization unless included in the written lease proposed to be executed. By submitting this application, I represent that Owner makes no guarantee regarding the status of this application or the availability of any apartment. If a lease is approved and executed, this completed application form becomes a part of that certain lease.

(Applicant) Date



Consumer Report Disclosure and Authorization

In connection with my application for housing, I understand that River Walk Apartments may obtain one or more consumer reports, which may contain public information, for the purposes of evaluating my application. These consumer reports will be obtained from one or more of the following consumer reporting agencies:

- **Equifax**, E.C.I.F., P.O. Box 740241, Atlanta, GA, 30374-0241, (800) 685-1111
- **Trans Union**, Regional Disclosure Center, 1561 Orangethorpe Ave., Fullerton, CA, 92631, (714) 738-3800
- **Experian (TRW)**, Consumer Assistance, P.O. Box 949, Allen, TX, 75002, (888) 397-3742
- **On-Site Manager, Inc.**, 307 Orchard City Drive, Suite 110, Campbell, CA 95008, (877) 222-0384
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Under California law, these consumer reports are defined as investigative consumer reports. These reports may contain information on my character, general reputation, personal characteristics and mode of living. In connection with my application for housing, I authorize River Walk Apartments to obtain a consumer report from the consumer reporting agencies listed above.

Signature: _____

Name Printed: _____

Date: _____

If you would like to receive a copy of any investigative consumer report at no cost to you, please initial here: _____

If you would like to receive a copy of any credit report at no cost to you, please initial here: _____

PLEASE NOTE:

Under Section 1786.22 of the California Civil Code, if you wish to dispute the accuracy or completeness of any item in the consumer report, you may contact the consumer reporting agency named above and request an investigation. You also may view the file maintained on you by the above credit reporting agency during normal business hours. You can receive a copy of your file by providing proper identification and paying any related-copy costs. You may also receive a summary of the file by telephone. The agency is required to have employees available to explain your file to you, and they must explain any coded information in your file. You can bring someone with you to view the file, so long as they have identification.

Resident Screening Criteria

River Walk Apartments

River Walk Apartments is an equal housing opportunity. We comply with all federal, state and local fair housing laws, and do not discriminate with regard to race, color, religion, national origin, sex, disability, familial status or any other characteristic protected by law. In accordance with law as well as our company policy, we do not show or offer housing accommodations according to race, color, religion, national origin, sex, disability, and familial status of current or prospective residents. River Walk welcomes all qualified Residents.

1. PURPOSE OF THIS DOCUMENT: We offer the following information so that all applicants will have available to them a detailed statement of the rental qualifying policies of River Walk Apartments. Although we have attempted to make this document easy to read and understandable, by its nature as a statement of policy, it includes formal language and legal terms. If you have any questions about our policies or about the information contained in this document, please don't hesitate to ask or contact any of our management team for a detailed explanation.

2. THE RENTAL APPLICATION FEE IS NON-REFUNDABLE: The rental application fee of Thirty Dollars (\$30.00) and the holding deposit of Three Hundred (\$300.00) must be paid in the form of two separate money orders or cashier's check. We do not accept checks or cash payments for new move-in payments. Please be advised that your \$300.00 holding deposit is NON-REFUNDABLE AFTER 72 HOURS. If for any reason River Walk Apartments denies your application the entire holding deposit will be refunded back to you. Because there are no exceptions, it is important that you review this document carefully before submitting an application, making certain that, to the best of your knowledge, you meet the rental qualifications stated. Then if you wish to apply, we will accept your application and the non-refundable application fee. Each applicant over the age of 18, without omission or falsifications, must complete a rental application. False information given on an application will entitle River Walk Apartments to reject the applicant, or in the case where a lease has been signed, terminate the lease agreement. An applicant may be rejected for violent felony or violent criminal convictions.

3. MAXIMUM NUMBER OF RESIDENTS IN AN APARTMENT HOME:

A maximum of one person + 1 may reside in a studio

A maximum of two persons + 1 may reside in a one bedroom apartment home.

A maximum of four persons + 1 may reside in a two bedroom apartment home.

The following qualification standards for rental of an apartment home apply to all applicants of River Walk:

4. PHOTO IDENTIFICATION: At the time you are shown an apartment home at River Walk, all persons viewing the apartment will be required to show valid photo identification. Acceptable identification includes a driver's card passport and/or state-issued photo identification card.

5. ADDITIONAL OCCUPANTS RESIDENTS MUST BE NAMED ON THE LEASE: Every occupant of the Apartment Home must be named on the lease and every occupant of the Apartment Home 18 years or older must meet all the same screening criteria as the primary applicant(s). Dependant children or minors living in the apartment home must be named on the application and lease as an additional occupant(s).

6. CO-APPLICANTS: All co-applicants must qualify for seventy five percent (75%) of the total income requirement for the requested apartment. If one co-applicant does not qualify under this requirement, the non-qualifying co-applicant may be listed as an additional resident occupant if the other applicant becomes the primary applicant and meets one hundred percent (100%) of the total income requirements as set forth herein.

7. INCOME: Total monthly household gross income (before taxes) must be at least 2.5 times the amount of the monthly apartment rent. The applicant will be required to provide written proof from the applicant's employer to support the amount of income the applicant claims on the rental application. If such proof is not available, River Walk may accept as proof the pay stubs for at least six consecutive months of employment, Federal Income Tax Returns from prior year(s), and/or other proof deemed acceptable by River Walk. A guarantor will not be accepted as a source of income whether supplemental or primary. Allowances from parents, scholarships, study subsidies and/or other inconsistent income such as commissions or tips will not be considered as verifiable income. Alimony and/or child support will be considered verifiable income provided such alimony and/or child support is pursuant to a Court Order.

8. EMPLOYMENT: Applicants must provide proof of current employment. If the applicant has changed employment in the past six months, the applicant will need to show a minimum of six consecutive months of verifiable employment with one employer in the past 12 months. Length of employment must be verified by either supervisory personnel or by the Human Resources Department of the applicant(s) current and past employers.

9. SELF-EMPLOYMENT / RETIREMENT: If the applicant is self-employed or retired, the applicant(s) must provide proof of income and/or the ability to pay rent for the term of the lease by furnishing copies of federal income tax returns filed for the past two years, or a current certified financial statement, and/or photocopies of the applicant's three most recent bank statements.

10. CREDIT HISTORY: An extensive, negative credit history is grounds for the denial of the application. Negative credit history includes but is not limited to any of the following:

1. Any judgment not remedied.
2. More than two credit or installment accounts that have been past due for more than 90 days within the past 12 months;
3. More than two accounts that are currently in collection; any open collection account from a utility, telephone service, or cable company;
4. Any repossession of material or personal property that is not being repaid, except when part of a bankruptcy, separation, or divorce;
5. Any lawsuit pending or not remedied for the collection of a personal debt;
6. Any personal bankruptcy within the past five years that has not been discharged;
7. More than two NSF (insufficient funds) checks within the past 12-month period.
8. The absence of a credit file or negative credit history as defined herein is grounds for denial of the application.

11. RENTAL HISTORY: Any negative rental history is grounds for the denial of an application. Negative rental history includes but is not limited to the following:

Any breach of a lease agreement unless the applicant can provide documentation of proven negligence on the part of the management and/or owner of the property. This documentation must be acceptable to the management of River Walk Apartments.

In the past 12 months, no more than 10 percent of rental payments and/or any rental-related debt - including payments agreements and judgments - shown as late pays or NSF (insufficient funds) checks.

Any other objective evidence of negative rental history, such as excessive damage to premises or numerous noise complaints.

The following standards apply uniformly to all residents of River Walk Apartments:

12. CRIMINAL HISTORY: A history of any of the following by any resident or occupant is grounds for the denial of an application for housing at River Walk.

1. Any conviction of a felony, which involved bodily harm or molestation of a child.
2. Any conviction of a felony within the past seven years, which involved injury to a person or property.
3. Any conviction for the distribution or manufacturing of any controlled substance.
4. Any conviction within the past five years involving illegal use or possession of a controlled substance.
5. Any current illegal user or addict of a controlled substance.
6. Anyone whose tenancy would constitute a threat to the health or safety of other individuals or whose tenancy would result in a substantial physical damage to the property of others, or whose tenancy would interfere with the peaceful and quiet enjoyment of the premises.

13. VEHICLES: Although carports are sometimes thought of as storage areas, the carport areas at River Walk were not designed for storage, but for parking vehicles off the streets of the community. Because each carport accommodates one vehicle and is included with your apartment, only one motor vehicle is permitted in the parking area. Motor vehicles must be parked in the carport, or designated parking area. No recreational vehicles, boats, buses, campers, motor homes, multi-axle trucks, or vans will be allowed to be parked on the premises.

14. PETS: We are a pet friendly community with a maximum of two pets per apartment. Additional charges and deposits apply to residents with pets. Except in the case where an animal has been professionally trained and certified to assist a disabled resident, no other pets or animals of any kind are allowed on the premises.

In keeping with our policy of confidentiality and privacy for our residents, we do not discuss individual credit reports with an applicant. If you would like to discuss or dispute anything in your credit report, you will need to contact On-Site Manager, Inc. 307 Orchard City Drive, Suite 110, Campbell, CA 95008 (866) 266-7483. If you have any questions about this policy, please ask to speak to the River Walk Community Manager.