

APPLICATION FOR RENTAL

Hillcrest

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

APARTMENT	RENT	START DATE	AGENT
APPLICANT INFORMATION			
LAST NAME	FIRST NAME	M.I.	SSN
DRIVER'S LICENSE #			
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 DEPENDANTS 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 CONTACT			
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		
<p>I hereby apply to lease the above described premises for the term and upon the conditions above set forth and agree that the rental is to be payable the 1st day of each month in advance. I warrant that all statements above set forth are true.</p> <p>I hereby give my permission to communicate with my current and former landlord or property manager for the purpose of discussing any and all of the facts and circumstances of my current or former tenancy, as well as the other information listed above. I also give my permission to communicate with my current employer(s) and/or supervisor(s) for the purpose of verifying the employment information listed above. I understand there are no limitations or restrictions regarding what may be discussed or revealed. I am aware that a credit history, eviction search and criminal background check will be done in conjunction with my application. I understand that I may have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.</p>		
_____	_____	
<i>(Signed/Applicant)</i>	<i>Date</i>	



Consumer Report Disclosure and Authorization

In connection with my application for housing, I understand that Hillcrest Apartment Homes 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.**, P.O. Box 1514, Los Altos, CA, 94023-1514, (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 Hillcrest Apartment Homes 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.

HILLCRST Apartments

APPLICATION CRITERIA

Thank you for choosing Hillcrest Apartments as your new potential home. We look forward to serving you. Below is a list of our rental qualifications. Please supply us with all the information listed below. Before final approval, all information must be received in order to process and qualify your application for rental at our community. In addition, we ask that you complete the rental application honestly and accurately in its entirety.

All applicants must follow under the itemized criteria below:

- A. All applicants must fill out their application legibly and accurately. Incomplete or falsified applications will be denied.
- B. Roommates/Co-Residents: In the event there are multiple applications to reside in the same apartment, the information on all applicants will be combined during the verification process. A rental application must be completed for each person age 18 or older.
- C. All applicants must show proof of their social security card and State or Federal issued photo ID to be verified to the application. Each applicant must have a United States government issued Social Security number or working Visa to qualify for residency.
- D. All initial funds (Applications, Holding Deposit & 1st Rent) must be paid with a Certified Funds.
- E. All requested information or documentation must be supplied within 48 hours. Failure to supply the requested information is grounds for rejection.
- F. Credit history may not include derogatory credit. A copy of the credit history will be obtained through an outside agency. Applicants must have at least two positive accounts and there must be more positive accounts than negative accounts. No accounts in a "charge off" status.
- G. All applicants must be an income at least 2.5 times the rent. Written verification or proof of all income such as current three months bank statements, recent a month paycheck stubs or last year's tax returns must be provided. If you have income from child support, disability, or retirement, you must provide proof of them. Employment of at least 1 year is required.
- H. All applicants must have one year good rental history, and/or have good mortgage payment history; written verification from the landlord and/or pervious Landlord is required. If renting for the fist time or credit is low an additional deposit of one month rent may be required depending on your particular situation.
- I. Any applicant with an eviction on their credit, owing another apartment community money, have negative previous or current rental history on your application will be automatically be denied. **NO EXCEPTIONS!**
- J. Bankruptcies: Bankruptcy must be no less than two years old and have been discharged. There can be no new negative credit and bankruptcy cannot have affected previous landlords. Following the discharge the applicant must have positive, independent rental history. The applicant will be considered under these conditions.
- K. Applicants may be rejected for conviction of fraud, theft, drugs, assault and better or a violent crime, misdemeanor, or for other convictions of illegal activity.
- L. All applications will be processed and reviewed. Depending on each individual situation, credit will be taken into consideration with all of the rental qualifications listed above. Additional deposits of one month rent may be required depending on your particular situation. Unfortunately, we cannot guarantee that your application will be approved. The application will take up to 3 days to process.

Please sign below acknowledging that you have read the above rental qualification procedure.

_____	Date: _____	Apt# applying for _____
Application Signature		
_____	Date: _____	Apt# applying for _____
Application Signature		
_____	Date: _____	Apt# applying for _____
Application Signature		
_____	Date: _____	Apt# applying for _____
Application Signature		

DEFAULT CRITERIA

Normal Applications	Importance
<i>Ability to Pay Rent</i>	
Monthly income to rent ratio exceeds 2.5	Extremely
Monthly Gross Income remaining after Rent and Estimated Debt exceeds \$1,000.00	Extremely
<i>Credit History</i>	
Percentage of Derogatory Credit Accounts does not exceed 25.0%	Moderately
Unpaid Collections and grossly delinquent past due balances do not exceed \$200.00	Moderately
Any bankruptcy in applicant's history has cleared	Very
<i>Tenant History</i>	
Has not have had an Eviction lawsuit or Landlord Collection filed	Pass/Fail



The credit decision settings above are configured by the property manager. Based on these settings and other credit data, On-Site Manager, Inc. will calculate a score between 0 and 10 for the application. This score describes the degree to which the applicant meets the criteria. The meaning of the scores is described below:

Score	Recommendation	Explanation
0.0 - 4.9	Decline	Fails to meet the credit decision settings above.
5.0 - 6.9	Accept With Conditions	Requires additional deposit of 1.0 x the rent.
7.0 - 10.0	Accept	Meets or exceeds credit decision settings above.

RELEASE OF INFORMATION

I, _____, represent that I am applying to rent a residential premises from Hillcrest.

It is important that my prospective landlord or property manager be provided with information regarding my tenancy with current or former landlord or property managers, credit history, employment history, and any criminal records. On-Site Manager, Inc. will be providing said information.

I, the above named, give On-Site Manager, Inc. and Hillcrest permission to communicate with my current and former landlord or property manager for the purpose of discussing any and all of the facts and circumstances of my current or former tenancy, as well as the other information listed on my application. There are no limitations or restrictions regarding what may be discussed or revealed to Hillcrest and On-Site Manager, Inc. I also give my permission to communicate with my current employer(s) and/or supervisor(s) for the purpose of verifying the employment information listed on my application. I am aware that a credit history, eviction search and/or criminal background check will be done in conjunction with my application.

I hereby hold Hillcrest and On-Site Manager, Inc. 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.

I understand that I may have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

(Signed/Applicant) Date