

# APPLICATION FOR RENTAL

## View Pointe Apartments

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

APARTMENT	RENT	START DATE	AGENT	
<b>APPLICANT INFORMATION</b>				
LAST NAME	FIRST NAME	M.I.	SSN	DRIVER'S LICENSE #
BIRTH DATE	HOME PHONE ( )	WORK PHONE ( )	CELL PHONE ( )	EMAIL
<b>CURRENT ADDRESS</b>				
STREET ADDRESS		CITY	STATE	ZIP
DATE IN	DATE OUT	LANDLORD NAME	LANDLORD PHONE ( )	
MONTHLY RENT \$	REASON FOR LEAVING			
<b>PREVIOUS ADDRESS</b>				
STREET ADDRESS		CITY	STATE	ZIP
DATE IN	DATE OUT	LANDLORD NAME	LANDLORD PHONE ( )	
MONTHLY RENT \$	REASON FOR LEAVING			
<b>OTHER OCCUPANTS</b>				
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				
<b>PETS</b>				
PETS?	DESCRIBE			
<b>EMPLOYMENT &amp; INCOME INFORMATION</b>				
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 \$
<b>EMERGENCY CONTACT</b>				
1. NAME	ADDRESS	PHONE ( )	RELATIONSHIP	
2. NAME	ADDRESS	PHONE ( )	RELATIONSHIP	
<b>PERSONAL REFERENCES</b>				
1. NAME	ADDRESS	PHONE ( )	RELATIONSHIP	
2. NAME	ADDRESS	PHONE ( )	RELATIONSHIP	

<b>BACKGROUND INFORMATION</b>		
<b>HAVE YOU EVER:</b>	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	
Do you smoke? <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	
<b>VEHICLE INFORMATION</b>		
<b>1. MAKE &amp; MODEL</b>	<b>YEAR</b>	<b>LICENSE NO. &amp; STATE</b>
<b>2. MAKE &amp; MODEL</b>	<b>YEAR</b>	<b>LICENSE NO. &amp; STATE</b>
<b>OTHER VEHICLES</b>		
<b>OTHER INFORMATION</b>		
<b>HOW DID YOU HEAR ABOUT THIS PROPERTY?</b>		
<b>PLEASE INCLUDE ANY OTHER INFORMATION YOU BELIEVE WOULD HELP TO EVALUATE THIS APPLICATION</b>		
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.		
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.		
_____		_____
<i>(Signed/Applicant)</i>		<i>Date</i>



# Consumer Report Disclosure and Authorization

In connection with my application for housing, I understand that View Pointe 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.**, 2465 Latham Street, Floor 3, Mountain View, CA 94040, (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 View Pointe 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.

# VIEW POINTE RENTAL CRITERIA

Normal Applications	Importance
<b>Ability to Pay Rent</b>	
Monthly income to rent ratio exceeds 2.5 times	Extremely
Monthly gross income remaining after rent and estimated debt exceeds 30.0% of the monthly income	Extremely
<b>Credit History</b>	
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
Has not had a bankruptcy in the last 5 years	Very
<b>Rental History</b>	
Has not had an Eviction lawsuit or landlord collection filed	Pass/Fail
<b>Criminal History</b>	
Has not had more than 2-5 misdemeanor convictions in the last 5 years	Pass/Fail
Has not had any felony convictions	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	Fails to meet all credit decision settings above.
7.0 - 10.0	Accept	Meets or exceeds credit decision settings above.

Guarantor for Application	Importance
<b>Ability to Pay Rent</b>	
Monthly income to rent ratio exceeds 2.5 times	Extremely
Monthly gross income remaining after rent and estimated debt exceeds \$1000.00	Extremely
<b>Credit History</b>	
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
<b>Rental History</b>	
Has not had an Eviction lawsuit or landlord collection filed	Pass/Fail
<b>Criminal History</b>	
Has not had more than 1 misdemeanor conviction	Pass/Fail
Has not had any felony convictions	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 - 6.9	Decline	Fails to meet the credit decision settings above.
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 View Pointe Apartments.

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 View Pointe Apartments 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 View Pointe Apartments 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 View Pointe Apartments 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.

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(Signed/Applicant)

Date