



WASHINGTON
RENTAL APPLICATION
 TO BE COMPLETED BY EACH ADULT APPLICANT

ALL UNITS SUBJECT
 TO AVAILABILITY



PROPERTY NAME / NUMBER Aspenridge Apartments 795

UNIT NUMBER _____ ADDRESS _____

DATE _____ TIME _____

DATE UNIT WANTED _____ UNIT RENT \$ _____ SCREENING CHARGE \$ 40.00

OWNER / AGENT Hall Equities Group PHONE (360) 254-1985

STREET ADDRESS 1855 Olympic Boulevard, Walnut Creek, CA 94596

THIS PROPERTY HAS A SMOKING POLICY YES NO (ASK MANAGEMENT FOR DETAILS)

APPLICANT

APPLICANT NAME _____ EMAIL _____

DATE OF BIRTH _____ SOC. SECURITY # _____ DRIVER'S LICENSE # / STATE _____

PRESENT STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

MOVE-IN DATE _____ APPLICANT PHONE (_____) _____ CELL (_____) _____

CURRENT LANDLORD NAME _____ LANDLORD PHONE (_____) _____

STREET ADDRESS (OR APARTMENT NAME) _____

CITY _____ STATE _____ ZIP _____

APPLICANT FORMER STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

FROM _____ TO _____

FORMER LANDLORD NAME _____ LANDLORD PHONE (_____) _____

STREET ADDRESS (OR APARTMENT NAME) _____

CITY _____ STATE _____ ZIP _____

OTHER STATES AND COUNTIES YOU HAVE LIVED IN DURING THE PAST 5 YEARS _____

PRESENT EMPLOYER _____ PHONE (_____) _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

POSITION _____ HOW LONG? (DATE HIRED) _____

GROSS PAY \$ _____ OTHER INCOME \$ _____ SOURCE _____

PREVIOUS EMPLOYER _____ PHONE (_____) _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

POSITION _____ HOW LONG? _____

APPLICANT'S INITIALS _____

ON SITE RESIDENT MAIN OFFICE (IF REQUIRED)

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REFERENCES

BANK _____ BANK _____

HAVE YOU ESTABLISHED RETAIL CREDIT? YES NO

LIST ALL OTHER OUTSTANDING DEBTS: (ATTACH ADDITIONAL SHEET IF NECESSARY) _____

BALANCE \$ _____ MONTHLY PAYMENT \$ _____

RELATIVE / PARENT _____ PHONE (_____) _____

ADDRESS _____

PERSONAL REFERENCE _____ PHONE (_____) _____

ADDRESS _____

HAVE YOU EVER BEEN EVICTED? YES NO IF YES, DATE _____

HAVE YOU OR ANY OTHER PERSON WHO WILL BE OCCUPYING THE UNIT EVER BEEN CONVICTED OF, OR PLED GUILTY OR NO CONTEST TO, ANY FELONY

OR MISDEMEANOR? YES NO IF YES, WHO _____ WHERE _____ WHEN _____

WHAT _____

OTHER OCCUPANTS

NAME	DATE OF BIRTH	VEHICLES	MAKE	MODEL	STATE	LICENSE PLATE #
_____	_____		_____	_____	_____	_____
_____	_____		_____	_____	_____	_____
_____	_____		_____	_____	_____	_____
_____	_____		_____	_____	_____	_____
_____	_____		_____	_____	_____	_____

OTHER

ANIMALS (SUBJECT TO APPROVAL BY MANAGEMENT) NUMBER & TYPE: _____

DO YOU INTEND TO USE: WATERBED AQUARIUM MUSICAL INSTRUMENT _____

DO YOU HAVE RENTER'S INSURANCE? YES NO

APPROVAL

Why are you vacating your present place of residence? _____

Have you given legal notice where you now live? YES NO How did you hear about our property? _____

Owner/Agent has charged a screening charge as set forth above. Owner/Agent may obtain a consumer credit report and/or an Investigative Consumer Report which may include the checking of the applicant's credit, income, employment, rental history, and criminal court records and may include information as to his/her character, general reputation, personal characteristics, and mode of living. You have the right to request additional disclosures provided under Section 606 (b) of the Fair Credit Reporting Act, and a written summary of your rights pursuant to Section 609(c). You have the right to dispute the accuracy of the information provided to the Owner/Agent by the screening company or the credit reporting agency as well as complete and accurate disclosure of the nature and scope of the investigation.

SCREENING COMPANY OR CREDIT REPORTING AGENCY

COMPANY NAME _____ PHONE _____

ADDRESS _____

If the application is approved, applicant will have 72 hours from the time of notification to either execute a rental agreement and make all deposits required thereunder or make a deposit to hold the unit and execute a Deposit to Secure Occupancy which will provide for the forfeiture of the deposit if applicant fails to occupy the unit. If applicant fails to timely take the steps required above, he/she will be deemed to have refused the unit and the next application for the unit will be processed.

I certify that the above information is correct and complete and hereby authorize you to do a credit check and make any inquiries you feel necessary to evaluate my tenancy and credit standing. I understand that giving incomplete or false information is grounds for rejection of this application. I understand that if any information supplied on this application is later found to be false, this is grounds for termination of tenancy. I have received and read the Owner/Agent's rental criteria.

APPLICANT X _____ DATE _____ PICTURE I.D. VERIFIED _____

OWNER/AGENT X _____ DATE _____

OWNER/AGENT NOTES _____

Lease Approval Policy

Occupancy Policy

1. Occupancy is based on the number of bedrooms in a unit. (A bedroom is defined as a space within the premises that is used primarily for sleeping, with at least one window and a closet for clothing).

General Statements

1. Positive identification with a picture will be required.
2. Each applicant will be required to qualify individually or as per specific criteria areas.
3. Inaccurate or falsified information will be grounds for denial of the application.
4. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, eviction shall result.
5. Any individual, whose tenancy may constitute a direct threat to the health and safety of any individual, the complex, or the property of others, will be denied tenancy.

Income Criteria

1. Monthly income should be equal to three times stated rent, and must be from a verifiable, legal source.
2. Pay stubs for the most recent two (2) months is required.
3. Guarantors/Co-Signor income must be equal to four times the stated rent, and must be from a verifiable, legal source.

Employment Criteria

1. Twelve months of verifiable employment will be required if used as source of income.
2. Self-employment applicants will be verified through state corporation commission, and may be required to submit the last year's tax returns.

Rental Criteria

1. Two and one-half years of verifiable contractual rental history from a current third party landlord or home ownership is required.
2. Seven years eviction free history is required.
3. Three or more 72 hour notices within one year will result in denial of the application.
4. Three or more NSF's within one year will result in denial of the application.
5. Rental history reflecting past due and unpaid rent will be denied.

Credit Criteria

1. No negative or adverse debt showing on consumer credit report.
2. No unpaid collection accounts within the last 18 months.
3. No unpaid utilities.
4. No outstanding debt at another apartment community.
5. Lack of or no credit will result in additional security deposit.

Criminal Conviction Criteria

Upon receipt of the rental applications and screening fee, landlord will conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of, or pled guilty to or no-contest to, any crime.

- a) A conviction, guilty plea or no-contest plea for any felony involving serious injury, kidnapping, death, arson, rape, sex crimes and/or child sex crimes, extensive property damage or drug-related offenses (sale, manufacture, delivery or possession with the intent to sell), class A/Felony burglary or class A/Felony robbery; or
- b) A conviction, guilty plea or no-contest plea, where the disposition, release or parole have occurred within the last seven years for: any other felony charges; or
- c) A conviction, guilty plea or no-contest plea, where the date of disposition release or parole have occurred within the last seven years for: any misdemeanor or gross misdemeanor involving assault, intimidation, sex related, drug related, (sale, manufacture, delivery or possession with intent to sell) property damage or weapons charges; or
- d) A conviction, guilty plea or no-contest plea, where the date of disposition release or parole have occurred within the last three years for: any B or C misdemeanor in the above categories or those involving criminal trespass, dishonesty, or prostitution shall be grounds for denial of the rental application. Pending charges or outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. Upon resolution, if an appropriate unit is still available, the processing of the application will be completed. No unit will be held awaiting resolution of pending charges.