



☐ RIVER OAKS APARTMENTS

☐ HAZEL STREET APARTMENTS

APPLICATION TO RENT

(all sections must be completed)

Individual applications required from each occupant 18 years of age or older

APPLYING FOR:

Apt No. _____ Located at _____ Rent Amt _____ Per _____

How did you hear about rental? _____ Expected Move-In Date: _____

Name: _____ Phone: (____) _____

Cell Phone: _____ E-Mail: _____

Social Security #: _____ Driver's Lic and State: _____ Birthdate: _____
Month-Day-Year

LIST ALL ADDITIONAL OCCUPANTS WHO WILL RESIDE IN UNIT

Email Address of Primary Applicant: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

RENTAL HISTORY

Current Address: _____
Street Unit# City State Zip

How Long: From (Month/Year): _____ To: _____ Rent Paid: _____

Owner/Manager: _____ Tel: _____ Reason for leaving: _____

Previous Address: _____
Street Unit# City State Zip

How Long: From (Month/Year): _____ To: _____ Rent Paid: _____

Owner/Manager: _____ Tel: _____ Reason for leaving: _____

Second Previous Address: _____
Street Unit# City State Zip

How Long: From (Month/Year): _____ To: _____ Rent Paid: _____

Owner/Manager: _____ Tel: _____ Reason for leaving: _____

CURRENT EMPLOYMENT

Company Name: _____ Address: _____

Phone: _____ Occupation: _____ Monthly Salary: \$ _____

Name of Supervisor: _____ Dates of Employment - From: _____ To: _____

PREVIOUS EMPLOYMENT

Company Name: _____ Address: _____

Phone: _____ Occupation: _____ Monthly Salary: \$ _____

Name of Supervisor: _____ Dates of Employment - From: _____ To: _____

ADDITIONAL INFORMATION

1. In the last 5 years have you:

Had any credit problems? ☐ Yes ☐ No If yes, explain _____

Had an unlawful detainer filed against you? ☐ Yes ☐ No If yes, explain _____

Been evicted for non-payment of rent or for any other reason? ☐ Yes ☐ No If yes, explain _____

☐ RIVER OAKS APARTMENTS

☐ HAZEL STREET APARTMENTS

 Filed bankruptcy? ☐ Yes ☐ No If yes, explain _____

 2. Do you have any animals? ☐ Yes ☐ No If yes, How many? _____ Describe: _____

 3. Smoking ☐ Non-Smoking ☐
BANKING INFORMATION

Name of Bank/S&L/Credit Union: _____ Branch Address: _____

Checking: Approx. Bal. _____ Savings: Approx. Bal. _____

Name of Bank/S&L/Credit Union: _____ Branch Address: _____

Checking: Approx. Bal. _____ Savings: Approx. Bal. _____

CREDIT REFERENCES (Credit Cards/Car Payments/Other Loans)

Company Name: _____ Present Balance: _____

Company Name: _____ Present Balance: _____

Company Name: _____ Present Balance: _____

PERSONAL REFERENCES

Name	Address & City	Phone	Time Known	Relationship

EMERGENCY CONTACT

Name: _____ Address: _____

Relationship: _____ Phone: (____) _____

VEHICLES (Operable Automobiles including Trucks, Vans, Motorcycles)

Year: _____ Make: _____ Model: _____ Color _____ License# _____ State: _____

Year: _____ Make: _____ Model: _____ Color _____ License# _____ State: _____

Applicant represents that all of the above statements are true and correct and hereby authorizes their verification including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references on request. Owner/Agent is authorized to obtain a credit report now.

In connection with my application for rental and/or employment, I understand that background inquiries may be made on myself including consumer, criminal, driving and other reports. Employment reports may include information as to my character, work habits, performance and experience along with reasons for termination of past employment from previous employers. I understand that information may be requested from various federal, state and other agencies and entities, public and private, which maintain records concerning my past activities relating to driving, credit, criminal, civil and other experiences as well as claims involving me in insurance company files.

I authorize, without reservation, any party or agency contacted, to furnish completely and without limitation, any and all of the above mentioned information and any other information related thereto. Further, I will release from liability and will defend and hold harmless all requesters and suppliers of information in accordance herewith.

The undersigned makes application to rent housing accommodations designated for the amount and location as set forth above and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including requested deposits before occupancy.

Applicant understands and agrees (i) this is an application to rent only and does not guarantee that applicant will be offered the premises; and (ii) landlord, agent, or manager, may accept more than one application for the premises.

Total credit screening cost per applicant is \$ _____

Date _____

Resident _____



☐ RIVER OAKS APARTMENTS

☐ HAZEL STREET APARTMENTS

Rental References

Name of Applicant: _____

Address of Rental Unit: _____

Previous Landlord or Manager

Contact (name, property owner or manager, address of rental unit): _____

Date: _____

Questions

When did tenant rent from you (move-in and move-out dates)? _____

What was the monthly rent? _____

Did tenant pay rent on time? _____

Was tenant considerate of neighbors (no loud parties - fair, careful use of common areas?) _____

Did tenant have any pets? If so, were there any problems? _____

Did tenant make any unreasonable demands or complaints? _____

Why did tenant leave? _____

Did tenant give the proper amount of notice before leaving? _____

Did tenant leave the place in good condition? _____

Did you need to use the security deposit to cover damage? _____

Any particular problems you'd like to mention? _____

Would you rent to this person again? _____

Other Comments _____

I authorize, without reservation, any party or agency contacted, to furnish completely and without limitation, any and all of the above mentioned information and any other information related thereto. Further, I will release from liability and will defend and hold harmless all requesters and suppliers of information in accordance herewith.



☐ RIVER OAKS APARTMENTS

☐ HAZEL STREET APARTMENTS

GUARANTOR OF RENTAL AGREEMENT

Owner/Agent to complete

The undersigned (herein referred to as GUARANTOR) in consideration of the execution of the lease rental agreement hereinafter referred to, hereby unconditionally guarantees and promises jointly and severally to pay or perform on demand any and all debts, obligations, and liabilities of _____ (Hereinafter known as RESIDENT), under or arising out of the lease agreement entered into by and between (Owner/Agent) **MIKE WATTS** and RESIDENT for the property known as (rental address) _____

Upon the failure of RESIDENT to perform any and all conditions of the lease rental agreement which include, but are not limited to, payment of rent and payment of damage and/or cleaning fees in excess of the security deposit, GUARANTOR will perform the same. This is a continuing guarantee, which applies to any renewal, extension, modification, or amendment of aforesaid lease rental agreement, without notice to GUARANTOR. GUARANTOR specifically acknowledges that Resident's occupancy of the premises is conditioned on GUARANTOR'S continuing obligation. _____ (guarantor initials)

Guarantor acknowledges monthly rent of unit is \$ _____ (guarantor initials)

GUARANTOR hereby waives each and all of the following:

- (a) Notice of acceptance of this guarantee
- (b) Notice of any renewal, extension, modification, or amendments of the aforesaid lease rental agreement
- (c) Notice of RESIDENT'S default under the aforesaid lease rental agreement
- (d) The right, if any, to benefit of or to direct the application of any security held by (Owner/Agent)

MIKE WATTS

- (e) The right to require (Owner/Agent) **MIKE WATTS** to proceed against the aforesaid RESIDENT or any other party liable, or to pursue any other remedy in its power, and agrees that (Owner/Agent) **MIKE WATTS** may proceed against GUARANTOR directly and independently of any other party liable, and that the cessation of the liability of any other party for any reason other than full payment, shall not in any way affect the liability of GUARANTOR;

- (f) Any defense of the aforesaid RESIDENT or of any other party liable.

This guarantee and the rights and obligations of the parties hereby shall be governed by and construed in accordance with California law. GUARANTOR hereby consents to jurisdiction by, and waives any objection to the exercise of jurisdiction by, the appropriate court in the County of **BUTTE**, State of California. In the event an action is brought to enforce performance of this agreement, the prevailing party shall recover reasonable attorney's fees and court costs.

THIS SECTION TO BE COMPLETED BY GUARANTOR

I have read the above terms and conditions and hereby agree to be bound by them.

Date _____ Signature of Guarantor _____

Name _____ Social Security # _____

Telephone () _____ Email Address _____ Date of Birth _____

Address _____

Street City State Zip

Driver's License # _____

Employment _____ Income \$ _____ mo/yr _____

Business Address _____

Street City State Zip

Employment Contact _____ Phone () _____

Guarantor hereby authorizes verification of the above information including the obtaining of a credit report and agrees to furnish additional credit references on request. Owner/Agent is authorized to obtain a credit report.

INSTRUCTIONS : We must have verification of your signature. This can be accomplished by either having this form Notarized or by sending a copy of your government issued ID or Driver's License with a valid picture and valid signature. ANY ALTERATIONS TO THIS FORM WILL DEEM IT INVALID.



☐ RIVER OAKS APARTMENTS☐ HAZEL STREET APARTMENTS

UNIFORM RENTAL POLICY STATEMENT

The following guidelines have been established for renting this living unit so that all applicants will receive the same consideration in determining their eligibility.

1. Owner/Agent follows the North Valley Property Owners Association Code of Ethics. Owner/Agent will not discriminate against any rental applicant by reason of their color, sex, race, religion, nationality, ancestry, sexual orientation, age, marital status, disability, level or source of income, or any discrimination prohibited by law.
2. Each adult must fill out an Application to Rent completely. NO BLANKS. Incomplete applications will not be processed. Falsified information on any application shall be cause for rejection, or later terminate any rental agreement. The rental application is being used to determine if:
 - a. prospective resident(s) can and will pay the rent
 - b. prospective resident(s) will not disturb neighbors
 - c. prospective resident(s) will take care of the property
3. All income sources, employment, personal character references and credit report will be verified for each applicant. Proof of income is required upon Owner/Agent receiving application.
4. Unless otherwise guaranteed, applicant(s) monthly gross income sources (i.e., take home pay, child support, Social Security, etc) must be 4 times one month's rent.
5. The maximum number of occupants for this rental offered for rent is 3 for a 3 bedroom rental.
6. The security deposit required is \$ 1800 (\$600 per tenant)
☐ Additional deposit of _____ may be required per pet. Max number of pets: _____
7. Prior to occupancy, each resident shall be required to sign a standard rental agreement and/or lease, a copy of which will be provided.
8. All proposed applicants must be legally qualified and competent to execute a rental contract.
9. If you do not meet all of our qualifications a guarantor may be required, and will need to show proof of adequate income to cover personal debt as well as applicant in which they are guaranteeing funds for.
10. All applications will be processed in the order in which they were received.
11. A \$ 0.00 application fee per applicant is required prior to processing application(s).

Date

Owner/Agent

