

# APPLICATION FOR RENTAL

## Somerset Hills

A separate application is required from each occupant 18 years of age or older.

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 ( )	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. PREVIOUS 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		
	Been convicted of a crime? If yes, please provide Type of Offense, County, and State. <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>BANKING AND CREDIT REFERENCES</b>			
<b>CREDIT REFERENCE</b>	<b>ACCOUNT #</b>	<b>ADDRESS, CITY, STATE, ZIP</b>	<b>TELEPHONE NO</b>
<b>NAME OF BANK OR SAVINGS &amp; LOAN (BRANCH)</b>	<b>CHECKING ACCOUNT</b>	<b>ADDRESS, CITY, STATE, ZIP</b>	<b>TELEPHONE NO.</b>
	<b>SAVINGS ACCOUNT</b>		
<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>			
<b>APPLICATION PROCESSING FEE: \$40.00</b>			
<p>In compliance with the FAIR CREDIT REPORTING ACT, this is to inform you that a credit investigation involving the statements made on this application for tenancy of this apartment community is being initiated. I further authorize FPI Management, Inc. to obtain credit reports, character reports and rental history as needed to verify all information put forth in this application. Management reserves the right to terminate at its election if any person knowingly or willingly makes fraudulent statements on this application. It is illegal and against our policy to discriminate against any person because of race, religion, color, sex, national origin or disability.</p> <p>I understand that I acquire no rights in an apartment until a fully executed rental agreement has been completed and all monies due have been paid. I certify that to the best of my knowledge, all statements are true and complete.</p>			
_____		_____	
<i>(Signed/Applicant)</i>		<i>Date</i>	



# Consumer Report Disclosure and Authorization

In connection with my application for housing, I understand that Somerset Hills 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 Somerset Hills 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.

## APPLICATION CRITERIA

Thank you for choosing **Somerset Hills** 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. All requested information must be received in order to process and evaluate whether your application for rental at our community qualifies for approval. In addition, we ask that you complete the rental application honestly and accurately in its entirety.

**All applicants must meet the itemized criteria below to be considered for tenancy:**

- 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 from 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 a state or federal issued photo ID, which must be verified with the information on the rental application. If an applicant's ID cannot be verified it is grounds for rejection.
- D. All requested information or documentation must be supplied within 72 hours from the date of the holding deposit. Failure to supply or failure to timely supply the requested information is grounds for rejection. A rejected applicant may not reapply for a period of six months.
- E. Credit history may not include derogatory credit. A copy of the credit history will be obtained through an outside agency. In order for applicants to receive consideration, 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. Lack of credit history may result in an increased deposit.
- F. All applicants must have an income at of least **2.5** times the rent. Written verification or proof of all income such as current month bank statement, last 2 current 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. Continuous employment of at least **12 months** is required.
- G. All applicants must have **12 months** good rental history, and/or have good mortgage payment history, written verification from the landlord and/or previous landlord maybe required. If renting for the first time, an additional deposit may be required depending on your particular situation.
- H. Any applicant with a public record of an unlawful detainer action or an eviction, owing another landlord or apartment community money and/or having negative rental history will automatically be denied. NO EXCEPTIONS!
- I. The following occupancy guidelines will be applied:  
Studio: **2** person maximum, One bdrm: **3** person maximum, Two bdrm: **5** person maximum,  
Three bdrm: **7** person maximum.
- J. Bankruptcies: Bankruptcy must be no less than 2 years old and have been discharged. There can be no new negative credit and the 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 batter or a violent crime, misdemeanor, or for other convictions of illegal activity.
- L. Applicants may be rejected for behavior displayed during tour or application process that would constitute of a violation of lease policies. Applicant must display the ability to comply with lease policies.
- M. 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 may be required depending on your particular situation. Unfortunately, we cannot guarantee that your application will be approved. The application may take up to 3 days to process.
- N. Denied applicants or conditional approvals will be notified in writing of the reason for denial or conditional approval.
- O. All applications will be reviewed and a consumer credit report, public search and/or a investigative consumer report, that discloses the consumer's character, general reputation, personal characteristics and mode of living, will be obtained and a copy of any such report(s) will be provided to the applicant.

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

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(Signature of Applicant)

Date

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(Signature of Applicant)

Date

# PET APPLICATION

**SCREENING/REGISTRATION:**

Pet owners must complete a Pet Application form before an application to rent can be processed. **A current photograph of the pet is required.**

**PET REGULATIONS:**

Resident agrees that if any pets are kept on or about the premises during any part of occupancy, Resident shall be responsible, over and above the security deposit, for all costs incurred as a result of damages caused by said animal(s), including but not limited to the cleaning, repairing, or replacing of carpets, drapes, blinds, lawn, trees, shrubs, fences, walls, doors, and screens. Said costs shall be billed and due in 30 days or will be paid upon vacating. Failure to immediately pay for damages caused by the pet will cause termination of the privilege to have a pet.

Name of Pet Owners					
Address of property for which you are applying			Home Telephone		Work Telephone
<b>PET INFORMATION:</b> <input type="checkbox"/> Dog <input type="checkbox"/> Cat <input type="checkbox"/> Fish <input type="checkbox"/> Other Please list all pets separately:					
Pet Name	Age	Breed	Weight*	Gender	Spay/Neuter

\*Pets in excess of **25** lbs. are prohibited.

No more than **1** pets in the apartment will be allowed.

DATE \_\_\_\_\_

Weight \_\_\_\_\_

Spayed/Neutered \_\_\_\_\_

Rabies \_\_\_\_\_

Distemper \_\_\_\_\_

Required Photograph Provided \_\_\_\_\_

Management Use Only
EVIDENCE PROVIDED? <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____

Applicant represents all information on this pet application to be true and accurate and understands that the owner/manager will rely upon said information when accepting/rejecting the application. Applicant understands there is a minimum of **\$0.00** pet deposit per animal. Applicant has read and understands the pet regulations and agrees that applicant and members of applicant's household and/or guests will fully comply.

\_\_\_\_\_  
 (Applicant) Date      (Applicant) Date

Approved     Rejected by:

\_\_\_\_\_  
 (Management Representative) Date

## PET ACCEPTANCE CRITERIA

**FPI Management, Inc.** will accept pets within the following guidelines.

Pets accepted:

- Dogs \*                      Under **25** pounds.
- Under \_\_\_\_\_ inches in height.
- Cats \*                      Must be indoor pets.
- Must be declawed.
- Must be neutered.

Deposit requirements:

**\$0.00** refundable upon vacating the premises within the state laws of California.

Good Health Certificate from a veterinarian is required to be provided to the apartment community.

All pets must be licensed within the current municipality. Proof of license must be provided to the apartment community.

A picture of all pets will be maintained by the rental office for identification purposes.

**FPI Management, Inc.** reserves the right to restrict breeds. Pets must be viewed by the Community Director prior to approval to have a pet. **FPI Management, Inc.** reserves the right to decline or revoke permission to have a pet that caused disturbances or is a safety threat.