

CLUBSIDE APARTMENTS QUALIFICATIONS CRITERIA FOR LEASING

Please review our qualification criteria below. If you feel you meet the criteria, please fill out the attached lease application.

All occupants 18 years old or older must be listed as a lessee and must submit a fully completed application. **ALL LINES MUST BE FILLED IN.** If a line is inapplicable to you, you must place an "N/A" on the line.

- DENOTES ITEMS NEEDED TO PROCESS YOUR APPLICATION-** Please bring with your application to process in a timely manner. We will accept the first qualified applicant(s).

- INCOME REQUIREMENTS-** Combined gross monthly income of all occupants must be at least 2.5 times the monthly rent. **PROOF OF INCOME MUST BE SUBMITTED WITH APPLICATION TO BE CONSIDERED.** Acceptable proofs of income include:
 - Two most recent paycheck stubs with YTD total.
 - Previous year's tax return, W-2, or 1099
 - Fill out and sign the top portion of the Authorization and Verification of Employment (if employed, pg. 3)**
 - Current employment offer letter (for new employment)

- RESIDENCY REQUIREMENTS-** Applicants named in evictions or have any outstanding balances owed to any landlord will be automatically denied.
 - At least 2 years of verifiable and favorable rental history.
 - Fill out and sign the top portion of the Rental History Verification (pg 4)**

Thank you for your interest in our community, please contact us if you have any questions.

1050 Lake Blvd., Davis, CA. 95616
Office (530-753-6507
Email: clubsideapartments@icloud.com

APPLICATION TO RENT OR LEASE

APPLICANT *Each Applicant over the age of 18 must complete their own application form*

PLEASE PRINT

First, Middle, Last Name	Date of Birth	Social Security #	Driver's License #
Other Names Used In the Last 10 Years	Home Phone	Cell Phone	Email Address

ADDITIONAL OCCUPANTS *List everyone who will live with you:*

First, Middle, Last Name	Date of Birth	Relationship To Applicant

EMPLOYMENT

	Current Employment	Prior Employment
Employer		
Address		
Employer Phone		
Job Title		
Name of Supervisor		
Dates of Employment	From: To:	From: To:
Income Per Month	\$	\$

RESIDENCE

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Owner/Manager And Phone number			
Reason For Leaving			
Last Rent Paid	\$	\$	\$

VEHICLES

Automobiles	Make	Model	Color	Year	License No.
Motorcycles					

PERSONAL REFERENCES

In Case Of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			

CREDIT INFORMATION Please list all your financial obligations

Name of Bank or Savings & Loan	Branch or Address	Account No.	Balance		
		Checking	\$		
		Savings	\$		
Credit Accounts	Account No.	Address/City	Phone	Balance	Due Monthly

GENERAL INFORMATION Check answer that applies

- Do you smoke? YES NO
- Do you have any pets/animals? YES NO
- Have you ever filed for bankruptcy? YES NO
- Do you have any musical instruments? YES NO
- Do you have any water-filled furniture or do you intend to use water filled furniture in the apartment? YES NO
- Have you ever been convicted for selling, possessing, distributing or manufacturing illegal drugs or convicted of any other crime? YES NO
- Have you ever been evicted or named as a defendant in an eviction for non-payment of rent or any other reason? YES NO

Please explain any "yes" answers to the above questions:

Why are you leaving your current residence? _____

The applicant hereby applies to rent/lease Apartment # _____ at _____ for \$ _____ per month, and upon owner's approval agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An application fee of \$ _____ is hereby submitted for the cost of processing this application, to obtain credit history and other background information.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, Telechecks, and/or criminal background reports. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. In the event that a material misstatement or misrepresentation is discovered after Applicant is accepted as a Resident, and whether or not a Lease or Month to Month Rental Agreement is executed, Owner may, at Owner's sole discretion, deem such misstatement or misrepresentation to be a material and non-curable breach of any subsequent Lease or Month to Month Rental Agreement and grounds for rescission of the contract and immediate eviction. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

Applicant: _____ Date: _____
(Signature required)

AUTHORIZATION AND VERIFICATION OF EMPLOYMENT

Employer: _____ Fax / Email To: _____
I, _____, hereby grant you permission to disclose my employment history to _____, in order that they may determine my income eligibility for rental of an apartment.

Prospective Tenant's Signature

Date

The above referenced employee has applied to rent an apartment at: _____

TO BE FILLED OUT BY EMPLOYER:

Please indicate below the employee's current annual income from wages, overtime, bonus, commissions, or any other form of compensation on a regular basis.

Base Annual Income: _____

Overtime: _____

Bonus: _____

Commission: _____

Other: _____

Total: _____

I hereby certify that the statements above are true and correct and complete to the best of my knowledge.

Employer: _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip: _____

Printed Name: _____ Title: _____

Signature: _____ Date: _____

If you have any questions, please feel free to contact us at: _____

Please return a copy of this verification to:

Mail: _____

Fax: _____

Email: _____

Thank you so much for your time and your prompt response!

RENTAL HISTORY VERIFICATION

I (We), _____, hereby grant you permission to disclose my rental history to _____, in order that they may determine my eligibility for rental of an apartment.

Tenant's Signature Date

Tenant's Signature Date

Name of previous Landlord / Community: _____

Contact: _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip: _____

TO BE FILLED OUT BY PREVIOUS LANDLORD:

Length of Residency? _____ Move-in: _____ Move-out: _____

Monthly Rental Amount: \$ _____ # of Late Payments: _____

of Returned Checks/NSF Checks: _____ # of 3 Day Notices to Pay Rent: _____

Any Other Notices or Violation Letters? _____

Any Documented Complaints? _____

Tenant Gave Proper 30 Day Notice to Vacate: (please circle one) **YES** or **NO**

Would You Rent to This/These Tenant(s) Again? (please circle one) **YES** or **NO**

Name of Agent Doing Verification: _____

Title: _____ Date: _____

If you have any questions, please feel free to contact us at _____

Please return a copy of this verification to:

Mail: _____

Fax: _____

Email: _____

Thank you so much for your time and your prompt response!