



☐ Resident

☐ Guarantor

CA- APPLICATION FOR RENTAL

Each co-resident must submit a separate application

Marketing Source_____ Email Address_____

Full Legal Name: First _____ Full Middle _____ Last _____

Date of Birth _____ SS# _____ ☐ Check here if you do not have a SSN#.

Photo ID/Type/Number _____ / _____ Issuing Government _____ Expiration Date _____

Home Phone # _____ Cell Phone # _____ Work Phone # _____

Other Occupants (Include all other persons to occupy premises. If 18 years or older, must fill out an application as an applicant.)

Full Legal Name	Date of Birth	SS#	Full Legal Name	Date of Birth	SS#
Full Legal Name	Date of Birth	SS#	Full Legal Name	Date of Birth	SS#

RESIDENT HISTORY

☐ Own Home

☐ Rent home

☐ Rent Apartment

☐ Parent's Home

☐ Student Housing

☐ Other

Present Address:

Street _____ Apt # _____ City _____ State _____ Zip _____ Phone # _____

Home-Mortgage Company & Loan # (if applicable) _____ Present Landlord/Manager _____ Phone # _____

Date of Residency From: _____ To: _____ Monthly Payment \$ _____

Reason for Moving _____

Previous Apartment Name or Landlord _____ Phone # _____ Street _____ Apt # _____ City _____ State _____ Zip _____

Have you or your co-occupant ever been evicted from any leased premises? _____ Broken a rental agreement or lease contract: _____

Have you been convicted of a crime other than a motor vehicle violation? _____ If yes, please explain _____

EMPLOYMENT (Proof of income required prior to approval)

Present Employer _____ Job Title/Position _____

Employer Address _____ Street _____ City _____ State _____ Zip _____ Phone # _____

Supervisor _____ Employed Since _____ Gross Monthly Income _____

Additional Monthly Income (If Any) _____ Source(s) _____

Former Employer _____ Job Title/Position _____

Employer Address _____ Street _____ City _____ State _____ Zip _____ Phone # _____

Supervisor _____ Dates of employment _____ Gross Monthly Income _____

VEHICLES (Boats, campers, trailers are not permitted on the property at any time)

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

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PETS (All pets must be approved by Management) Will you bringing any pets into the apartment/home for which you are applying? _____

Breed _____ Weight _____ Color _____ Name _____ Age _____

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EMERGENCY CONTACT

Name _____ Relationship _____ Email _____

Address _____ Street _____ City _____ State _____ Zip _____ Phone # _____

All persons will be treated fairly and equally without regard to race, color, religion, sex, mental or physical disability, sexual orientation, familial status, or national origin in compliance with the Fair Housing Act.

I warrant and represent the information provided on this application to be true and correct. I authorize Carmel Partners or its Agent to make such investigation into my credit, employment, rental, and criminal history, as they may deem appropriate, and release all parties from liability for any damage that may result from furnishing such information to Agent. I understand that any change in dates related to the lease must be done so in writing by both parties. Carmel Partners also suggests that you secure renters insurance. **If any information contained herein is false, and the landlord reasonably relied upon this false information when making the decision to lease, the lease term will be considered void and you may be given a termination of tenancy notice.**

Applicant's Signature

Date





Qualifying Criteria – California

Thank you for applying for an apartment home at one of Carmel Partners quality apartment communities. Carmel Partners, Inc. and this Community comply with all federal, state and local regulations regarding fair housing for all applicants and residents. The following qualification standards will be required from every applicant. Please know that Carmel Partners, Inc. reserves the right to require an additional deposit or deny occupancy as outlined in the below criteria. As part of your application, a credit report and criminal background search will be obtained through one or more agencies, and your income will be verified. Details regarding our verification process are as follows:

General Requirements:

Each resident who will live in the apartment, 18 years of age or older, must complete an application and be designated as a leaseholder. All leaseholders must qualify per the following criteria below.

Income Requirements:

We require verifiable income (gross income) of all applicants to total the equivalent of 3.0 times the monthly effective rent. We ask that this information be provided to us in U.S. dollars.

Acceptable forms of income verification include:

- Two consecutive, current paystubs
- Financial Aid or Scholarship Awards Letter
- Last year's tax return (if you are self-employed) showing 3.0 times the monthly effective rent x 12.
- Proof of Government payments (social security, disability, welfare, etc.)
- Proof of retirement or investment income
- University-issued I-20 document
- Signed offer letter on company letterhead (dated within the last 30 days)
- Three consecutive months of current bank statements showing a residual ending balance equaling 3.0 times the market rent x 12 months

Social Security Number (SSN):

All lease holders, co-signers and occupants, 18 years of age or older, applying for an apartment home must provide a social security number on the application provided. Should the applicant's name not match the SSN given on the rental application, the applicant will be required to provide documentation from the Social Security Administration validating his or her SSN. For all applicants who do not have a SSN, another form of identification is required and may include any of the following: a Social Security Application Approval, green card, University-issued I-20, work/student visa, or passport.

Occupancy Limits:

The occupancy standard is as follows:

Studio – up to 2 people
1 bedroom – up to 3 people
2 bedrooms – up to 5 people
3 bedrooms – up to 7 people
4 bedrooms – up to 9 people

Credit History:

A credit report will be processed on each applicant. Your application will be evaluated against an expert scoring model where factors such as a credit bureau score, trade lines, collections, income to rent ratio, payment histories, etc. are evaluated. Approval will be based on credit scoring, income requirements and an eviction check.

- A report of foreclosure may result in a “Low Accept or Conditional Accept” as long as all other criteria are met.
- Dismissed or discharged bankruptcy may be allowed if all other qualifying criteria are met.
- There is an automatic disqualification for a “Decline” result, if the credit report shows an active bankruptcy, unpaid collections-debt to landlords, evictions, unpaid liens or unpaid judgments.
- If the application comes back with a “Low Accept” Approval; the applicant will be required to pay a deposit equal to one (1) months effective rent.
- If the applicant is declined due to credit only and does not have an active bankruptcy, unpaid collections-debt to landlords, evictions, unpaid liens or unpaid judgments, a “Conditional Accept” approval will display and the applicant will be required to pay a deposit equal to two (2) months effective rent.
- If the application comes back with a “Refer” status; the applicant will be required to pay a deposit equal to two (2) months effective rent.
- Positive verification of check writing is preferred and will be checked by our third party screening company. If this is not passed, checks will NOT be accepted an applicant will be required to pay all **future monies** (i.e. deposits and rents) due by certified funds only.

Criminal Background Check:

A Criminal Background check will be conducted for each lease holder over the age of 18. The application will be rejected for any of the following reported criminal related reasons that have occurred prior to the application date:

- a.) Any felony pending charges or felony conviction.
- b.) Any terrorist related conviction.
- c.) Any misdemeanor pending charges or misdemeanor conviction involving crime against persons or property.
- d.) Any of the above related and/or pending charges resulting in “Adjudication Withheld”, “Deferred Adjudication” and/or probation.
- e.) Active status on probation or parole resulting from any of the above.

This requirement does not constitute a guarantee or representation that residents or occupants have not been convicted of a felony or misdemeanor or are subject to deferred adjudication for such offences. Our ability to verify this information is limited to the information made available to us by the credit reporting services used.

Rejection of an Application:

Reasons for rejecting an application are: recent bankruptcy, applicant is under 18 years of age (unless legally emancipated), insufficient income or credit, household size exceeding occupancy limits, unpaid collections-debt to landlords, evictions, unpaid liens and unpaid judgments, felony criminal conviction, and falsification of the application information.

Guarantors (Co-Signers):

All Guarantors need to be residents in the U.S. If Applicant does not satisfy the income criteria, but meets all of the other criteria, a guarantor (co-signer) may be accepted. All guarantors must qualify under the above criteria with monthly income equal to four (4) times the rent amount. Approval will be based on credit scoring and income requirements. Acceptable verification of income includes, but is not limited to, 2 months' worth of bank statements (showing the consistency of the balance totaling 4 times the market rent times 12 months), 2 current pay stubs, an offer letter on Company letterhead, last year's tax return, proof of government payments (social security, disability, welfare, etc.), proof of retirement or investment income, etc.

Credit Retriever is our primary credit reporting source. Carmel Partners evaluates all applicants against the qualifying policies as listed above. Should your application be declined you may contact them directly at **1-888-966-8607**. Please provide your application number which can be obtained by a leasing associate. The staff members of this community are unable to discuss or provide you with reasons for denial.

Applicant represents that the information above is true and correct, and authorizes Owner/Agent to obtain reports that may include credit reports, investigative consumer reports, unlawful detainer (eviction) reports, bad check searches, criminal background searches, social security number verification, fraud warnings, previous tenant history and employment history. Applicant consents to allow Owner/Agent to disclose tenancy information to previous or subsequent landlords and property management companies. Applicant agrees to provide additional information upon request.

_____ Signature	_____ Date	_____ Apt. #
_____ Signature	_____ Date	_____ Apt. #
_____ Signature	_____ Date	_____ Apt. #
_____ Signature	_____ Date	_____ Apt. #
_____ Agent for Owner	_____ Date	_____ Apt #