

Tenant Guarantors Application For Residency

Processing For: _____ BRMS Approx. Rent: \$ _____
 Tentative Move-In Date: _____
 Are Roommate or Co-Signer applications being forwarded now?
 Yes No Already Sent Report Type? _____

Please print and answer all questions. When social security numbers and names cannot be clearly read or are incorrect, a second charge of \$7.00 will apply. Each co-resident or co-signer must submit a separate application.

MGR's check list: Visual proof of Drivers Lic. State or picture and SSI I.D. Yes No

Managed by: Berkley Management Address/Apt # _____ Date: _____

Apartment Community: J Street Apartments Phone #: _____ Fax #: _____

Name: _____ Any credit under other names? _____
 First Middle Last

Date of Birth: _____ Soc. Sec #: _____ D.L # / State: _____

Roommates/Spouse's Name: _____ Credit under other names? _____
 First M Last

Date of Birth: _____ Soc. Sec #: _____ D.L # / State: _____

List any other persons who will reside with you below:

Name	Age	Relationship/R'mate	Name	Age	Relationship/R'mate

Home Phone #: () Work Phone #: ()

PART I – RESIDENCE HISTORY (LIST ALL FOR 3 YR. PERIOD) – Attach Separate Page If Necessary

A. Current Address: _____ Apt # _____ Rent \$ _____
 Street & # _____

City _____ State _____ Zip _____ How Long? _____ Years _____ Months _____

Property/Owner: _____ Manager's Phone # ()
 (Note "homeowner" when you own)

Reason for Moving: _____

B. Previous Address: _____ Apt # _____ Rent \$ _____
 Street & # _____

City _____ State _____ Zip _____ How Long? _____ Years _____ Months _____

Property/Owner: _____ Manager's Phone # ()
 (Note "homeowner" when you own)

Reason for Moving: _____

C. Have you been named as a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform an obligation of a rental agreement or lease) within the last seven (7) years? Yes No, If so, please explain and comment in writing upon the reasons for the lawsuit against you, any defenses or claimed improprieties in the filing or the processing of the lawsuit, and the status and/or outcome of the case(s); please include any comments that you would like to convey to your prospective landlord or manager. Neither the Tenant Guarantors, Inc. nor management is responsible for your failure to provided timely written explanations.

D. Do you own any pets? _____ If so, how many? _____ Kind _____ Weight _____ E. Do you have a water bed? _____

F. Cars _____ Make _____ Color _____ Year _____ License _____
 (include. Co. Cars) Make _____ Color _____ Year _____ License _____

PART 2 – EMPLOYMENT HISTORY (LAST TWO YEARS) & INCOME INFORMATION

A. Employed by: _____ Title? _____ How Long? _____ Monthly Income _____

Address: _____ Supv. _____ Ver. Phone # ()

B. Prior or 2nd Employment: _____ Title? _____ How Long? _____ Monthly Income _____

Address _____ Supv. _____ Ver. Phone # ()

C. Verifiable sources of income: Need not be disclosed unless such additional income is to be included to qualify for the rental Specify below if necessary.

D. Spouse Employed By: _____ Title? _____ How Long? _____ Monthly Income _____

Address: _____ Supv. _____ Ver. Phone # ()

E. Prior Employed: _____ Title? _____ How Long? _____ Monthly Income _____

Address: _____ Supv. _____ Ver. Phone # ()

APPLICATION FOR RESIDENCY PAGE 2 OF 2 – (LIST APPLICANTS NAME AGAIN)

Name of Property/Mgmt. _____

Applicant's Name _____

PART 3 – CREDIT AND PERSONAL REFERENCES

- A. Have you ever filed bankruptcy? Yes No When? _____
- B. Any judgments or collections against you? Yes No
- C. Auto loan? Yes No Monthly Payment \$ _____
- D. Approximate total monthly debt/credit card payments \$ _____
- E. Have you or any other occupant who will reside in this rental unit been arrested and charged, or convicted of a misdemeanor or felony (of any type) within the last seven (7) years? Yes No. (note: you may answer “no” when said records are sealed, legally eradicated, or expunged, or the judgment has been set aside and diversion granted). You may choose to explain and comment in writing about the reasons for this legal action against you, any defenses or claimed improprieties, and the status and/or outcome of the case. Please include any comments that you would like to convey to your prospective landlord or manager. Neither Tenant Guarantors, Inc. nor management is responsible for your failure to provide timely written explanation.
- F. Are you or any other occupant who will reside in the rental unit currently abusing prescription drugs, using or trafficking in the sale of narcotics or illicit drugs? Yes No
- G. Who should we contact in case of emergency?

Name: _____ Relationship _____ Address _____ Phone _____

H. Character References:

Name: _____ Relationship _____ Phone # _____

Name: _____ Relationship _____ Phone # _____

PART 4 – AUTHORIZATION AND RELEASE FROM LIABILITY

We welcome all applicants. It is illegal and against our policy to arbitrarily discriminate against any person because of age, race, color, religion, sex or sexual orientation, ancestry, national origin, source of legal income, familial or handicapped status. Your signature below means that the information on this application is true and complete, that you are not leaving off or misrepresenting rental residence or other relevant information (when specific questions are not answered by you, we assume this means “no” that all persons and firms named or which we believe may be related to reviewing application, may be contacted and freely give any information concerning you and that you waive all rights of legal action and damages resulting from these references and our report (with the single exception of action relating to false information clearly furnished with malice or willful intent to injure). You authorize an investigation of all statements contained herein by the management and Tenant Guarantors, Inc. including but not limited to a credit check and information as to your character, general reputation, personal characteristic, and mode of living (note: some owners and managers may also undertake criminal record searches). You agree that public record information including eviction filings, judgments, dismissals, and criminal records may be searched and reflected on these reports and that they may require “updated” documentation from you which you agree to provide for further evaluation of your application. You understand, agree and accept that there is room for human error in this process, that the management will rely upon your application as an inducement for entering into a rental agreement and that false statements will serve as the basis for declining your application or terminating your tenancy immediately and collecting from you any damages incurred, including reasonable attorney’s fees. Pursuant to applicable laws, you are also herein notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you default in your rental/credit obligations. In any action brought to enforce the terms of this agreement and the services provided hereunder, the prevailing party will be entitled to recover their reasonable attorney’s fees and cost of suit. Venue for any arbitration action arising out of this agreement against Tenant Guarantors, Inc., or its officers or employees, will be in Placer County, California and shall be mandatory, final and binding arbitration and not by a lawsuit or resort to court process. Your signature or use of this form means that you are giving up your constitutional right to have any such dispute against Tenant Guarantors, Inc. its officers or employees, decided in a court of law before a jury, and instead are accepting the use of arbitration.

Applicants Signature _____ Spouse’s Signature _____

The rental agreement will not become effective until this application is approved by management. Tenant Guarantors, Inc., a resident screening service is not responsible for rental decisions, regardless of any recommendations, written or otherwise, which may be made by Tenant Guarantors, Inc.

This form is reserved for the exclusive use of “Active” TG customers or those with written permission by TG in exchange for a fee. Unlicensed use is a violation of copy right law and a theft of services for which you agree we are entitled to substantial compensation.

RESIDENT SELECTION CRITERIA

FAIR HOUSING

The Owner and Managing Agent will not discriminate against any individual or household due to Race, color, Ancestry, national origin, Citizenship, immigration status, Primary language, Age, Religion, Disability (mental or physical), Sex, gender, Sexual orientation, Gender identity, gender expression, Genetic information, Marital status, Familial status, Source of income or Military or veteran status. No criteria shall be applied or information considered, pertaining to attributes or behavior that may be imputed by some to a particular group or category. All criteria shall be applied equitably and all information considered on an applicant shall be related solely to the attributes and behavior of the individual members of the household.

VERIFICATION PROCESS

1. Applicants credit history, prior and current landlord references and criminal background will be reviewed and considered in the selection process.
2. The resident manager or other representative of management will interview all applicants.
3. The applicant is responsible for completing the application accurately. Misrepresentation of information is grounds for disqualification. If for any reason an applicant is rejected, the applicant will be informed in writing. A unit will not be held during an appeal process.
4. The head of household must be 18 years of age or older.

REJECTED APPLICATIONS

Applicants may be rejected for any of the following:

1. Behavior and Conduct: A history of behavior which constitutes a direct threat to the health or safety of other individuals will disqualify an applicant. Any applicants who have been convicted of drug-related crimes and/or demonstrated a history of burglary, robbery, vandalism or aggravated assault or other crimes against persons or property will not be accepted;
2. Blatant disrespect, disruptive, aggressive or anti-social behavior toward Management or other residents exhibited by an applicant or family member any time prior to move-in (or a demonstrable history of such behavior);
3. A negative landlord or other reference, encompassing failure to comply with the lease, poor payment history, (NSF checks, late payments), poor housekeeping habits, or eviction;
4. A negative credit report including but not limited to:
 - a. collections or judgments
 - b. unpaid utility bills;
5. Falsification of any information on the application;
6. Rent exceeding two (2) times of the applicant's monthly income;
7. Failure to maintain good housekeeping habits in a safe and sanitary condition;



8. Unable to contact Applicant. No less than three attempts shall be made to contact the applicant for an interview. Failure to respond to contact attempts or failure to appear for scheduled interview appointment;
9. Other good cause: including, but not limited to, failure to meet any of the selection criteria in this document.

All rejected applicants will have the right to appeal the decision. The appeal must be received by the administrator no later than five (5) days after the rejection letter was sent. Rejected applicants may not reapply for a period of one year.

PROCESSING FEE

Each applicant will be charged a nonrefundable application-processing fee of \$__0.00____. This fee will include checking credit, prior rental history, criminal background checks and administrative fees.

