

MOSS & COMPANY APPLICATION FOR RESIDENCY

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

Date: _____ Community Address: _____ Apt # _____ Apt. Type: _____

Monthly Rent: _____ Move-In Date: _____

***THIS IS A SMOKE FREE APARTMENT COMMUNITY.**

APPLICANT:

Applicant's Name: _____ first, middle, last _____ DOB: _____ Social Security # _____

Driver's License # _____ State _____ Phone # _____
(Or other government issued ID) _____ Email _____

Other Occupants: (List any additional occupants other than the applicants that will be occupying the apartment home)

1. Name: _____ 3. Name: _____
2. Name: _____ 4. Name: _____

RENTAL HISTORY: (Please include all addresses you have occupied in the last 24 months)

Current Address: _____
Street Apt# (if applicable) City State Zip code

From: _____ To: _____
__ Owned or __ Rented (check one) Dates of Residency: _____ Present Landlord/ Manager: _____
(If owned include mortgage company and loan # above under landlord) Contact phone number: _____

Monthly Payment: _____ Reason for moving: _____

Previous Address: _____
Street Apt# (if applicable) City State Zip code

From: _____ To: _____
__ Owned or __ Rented (check one) Dates of Residency: _____ Present Landlord/ Manager: _____
(If owned include mortgage company and loan # above under landlord) Contact phone number: _____

Monthly Payment: _____ Reason for moving: _____

Have you ever been evicted from any leased premises? _____ If yes, when? _____
Have you ever broken a rental agreement? _____ If yes, please explain: _____
Have you ever been convicted of a felony? _____ If yes, please explain: _____

EMPLOYMENT:

Present Employer: _____ Position: _____
Business Address: _____ Phone #: _____
Dates of Employment: _____ Gross Monthly Salary: _____

Additional Information: (Please include all verifiable sources)

Other income source: _____ Amount: _____ Frequency: _____
Other income source: _____ Amount: _____ Frequency: _____
Name of Bank: _____ Account Number: _____
Name of Creditor: _____ Monthly Pymt. Amt. _____
Name of Creditor: _____ Monthly Pymt. Amt. _____

VEHICLES:

Year & Make	Color	License # and State	Registered to
Year & Make	Color	License # and State	Registered to

PETS:

Do you own a Pet: _____ If so, how many? _____	Type: _____	Weight: _____	Color & Breed: _____
	Type: _____	Weight: _____	Color & Breed: _____

EMERGENCY CONTACTS:

Name: _____	Relationship: _____	Contact # _____
Name: _____	Relationship: _____	Contact # _____

Applicant understands the application fee is a non-refundable payment for a credit check and processing charge of this application and such sum is not a rental payment or security deposit. This amount will be retained by Owner/Agent to cover the cost of processing application as furnished by the applicant; any false information will constitute grounds for rejection of application. THE RENTAL AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY OWNER/AGENT.

Applicant tenders a good faith deposit to Owner/Agent in the sum of \$ _____ as a holding deposit; and the sum of \$ _____ as payment for a non-refundable application fee. If applicant is not approved, the holding deposit will be returned. If the applicant is approved, the holding deposit will be applied to the total security deposit. If after 72 hours of this application, applicant chooses or decides not to proceed with this application and the rental of this unit, applicant acknowledges that they will forfeit the holding deposit as listed above.

If Applicant is accepted, the balance of the first rent period and security deposit for herein is to be paid prior to the rent commencement date in guaranteed funds.

Applicant represents that the information provided on this application to be true and correct, authorizes verification of the above items and agrees to furnish additional credit references upon request. Applicant authorizes the Owner/Agent to obtain reports that may include credit reports, criminal history reports, unlawful detainer (eviction) reports, bad check 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 Owners/Agents.

Additionally, Applicant understands that prior to move in they are required to purchase personal liability insurance. Failure to maintain personal liability insurance will be considered a breach of the Lease and may result in termination of tenancy and eviction and/or any other remedies provided by the Lease or state law. Initial _____

Applicant acknowledges that this is a SMOKE FREE APARTMENT COMMUNITY. Initial _____

Applicant Signature _____	Date: _____
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Managing Agent Signature _____	Date: _____
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RESIDENT SELECTION CRITERIA

NON-DISCRIMINATION

Moss and Company ("Management") operates in accordance with the Federal Fair Housing Act, as well as all state and local fair housing and civil rights laws. We do not discriminate against any person based on race, color, religion, gender, national origin, age, sex, familial status, handicap, disability, veteran status, or any other basis protected by applicable state or local laws. The Rental Criteria below outlines some of the policies for this community with regard to standards that may be required by each applicant in order to be approved for residency.

Identification

One visitor per group must present a valid state or other government-issued photo identification in order to view the community.

Application for Residency

An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and contributing to the payment of rent. Unless, one of the following applies:

- Applicant is 18 years or older and is a full time student living with a legal guardian
- Applicant is 18 years or older and is a dependant relative living with a legal guardian

Qualifying Standards

OCCUPANCY STANDARD:

The maximum occupancy standards are listed below.

MAXIMUM OCCUPANCY STANDARDS

Studio = 2

One bedroom = 3

Two bedroom = 5

Three bedroom = 7

Rental History: 24 months of positive rental and/or mortgage payment history is required and will be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. For applicants with less than 24 months of positive rental history a higher security deposit will be required. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage. Negative rental history is described as any damages owed, rental related debt as described above and/or evictions filed within the past eighty-four (84) months.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies within the past "48" months. If an applicant is rejected for poor credit history, the applicant will be issued an adverse action letter containing; the name, address and telephone number of the credit-reporting agency that provided the credit report. An applicant rejected for unsatisfactory credit is encouraged to correct any erroneous information that may be on the report, and resubmit an application to this community.

Income: Applicants must have a gross income source that can be verified and is at least 2.5 times the monthly market rent of the apartment being leased. Acceptable income verification required may include (but it is not limited to) 2 current consecutive payroll check stubs with YTD total showing two months of employment, an offer letter from the employer within 30 days of employment, the most recent W2, proof of government payments (such as welfare, social security, disability, etc), retirement, trust fund or investment income, and proof of child and/or spousal support payments.

Self-employed must provide previous year's personal income tax return and three months of personal bank statements as evidence of sufficient balance of at least 6 months' worth of rent based on the market rent amount of the apartment. Lease Holder(s) that hold a job that is base mainly off of tips, bonuses or commissions will be considered self-employed.

*Students that do not meet the income requirement will need a qualified guarantor.

Guarantors:

A guarantor will be accepted only for students with valid proof of current class enrollment

Guarantors will not be accepted as a substitute for negative rental or credit history.

Guarantors will be held responsible for the lease and any other costs incurred on the lease such as damages should the occupying resident(s) default.

Guarantors must fill out an application and will be subject to application fee(s), rental/mortgage verification, credit and criminal background checks.

Guarantor must provide proof of income totaling 2.5 times the monthly rent. Guarantor must sign the appropriate lease paperwork/addenda if approved.

Criminal History:

Misdemeanor and/or Felony convictions consisting of but not limited to theft, forgery, fraud, assault, robbery, and violence or force to injure or harm another person are considered and may result in a denial of the rental application.

Misdemeanor and/or Felony convictions are reviewed and considered in accordance with the CA Civil Code (Consumer Credit Reporting Agencies Act) 1785.13.6.

Applicant must pass the OFAC (Office of Foreign Control) and Terrorist Watch list Search. Any persons listed will be automatically declined.

Application fee per adult is **\$40.00** and a holding deposit is required to **hold an apartment and the applicant must sign a holding deposit agreement.**

Renter's Insurance:

Proof of Renter's insurance will be due upon lease signing, unless otherwise stated, or you will be enrolled in the Master Policy.

By signing below, you agree to the terms stated above.

Applicant Signature

Date

Management Representative Signature