



Villa La Paz

Quality Apartment Living
RENTAL POLICY AND CRITERIA

Revised 4/21/07

WELCOME TO OUR COMMUNITY!

We are an equal opportunity housing provider. We fully comply with the federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

To become a resident in our community, we require each applicant to meet certain criteria. Before you complete a Rental Application, we encourage you to review these requirements.

Each prospective adult resident applying for an apartment must complete an Application to Rent and qualify with reference to established verifiable positive credit, employment, self-employment, other legal qualifying source(s) of income, and rental history standards. Each Application to Rent must be accompanied with the required application-processing fee. To hold an apartment, a holding deposit will be required. After acceptance, each adult who will be occupying the apartment must sign the Rental Agreement and provide a photo ID such as Driver's License. The application along with a copy of the photo identification for each occupant will be attached to the Rental Agreement.

Apartments become available upon receipt of resident's notification of intent to vacate. The apartment availability list is updated on an ongoing basis. An apartment that was unavailable in the morning may become available later that same day.

- A. **Income.** Monthly required combined gross household income must be at least two and a half times the monthly rent. All other qualifying requirements must be met by each applicant, i.e., credit history, rental history, etc.
- B. **Rental History.** Applicant must have satisfactory rental history, i.e., the resident gave adequate notice to vacate, there have been no prior evictions and there are no outstanding financial obligations due to the landlord. In lieu of rental history, applicant must show proof of ownership.
- C. **Credit History.** Applicant must have verifiable, positive credit history. Among factors considered, applicant must have a positive Experian "risk score," no bankruptcies or judgments within the last twenty four months, and no unpaid collection accounts or unsettled judgments.
- D. **Source of Income.** Applicant must have verifiable legal qualifying source(s) of continuous income history immediately preceding the date of the application or confirmation of court ordered award(s) with date of issue, amount, and duration.

- E. **Occupancy Guidelines.** In determining these restrictions, we adhere to all applicable fair housing laws. We allow two persons per bedroom plus one additional person, per apartment, i.e., a one bedroom apartment could house three people, and a two bedroom apartment could house five people.
- F. **Disabled Accessibility.** With prior approval of landlord and as an addendum to the Rental Agreement, modifications can be made at the expense of the disabled person in accordance with landlord's policies and Fair Housing Guidelines.
- G. **Waterbed Furniture.** Water filled furniture is acceptable as an addendum to the Rental Agreement. A current insurance policy must be provided and attached to the Rental Agreement.
- H. **No Pet Policy.** Service animals will only be accepted when there is a demonstrated need for the animal based on the person's disability. Written verification by an accredited medical authority may be sought if there is a question of the disability requirement.
- I. **Renter's Insurance.** Lessor strongly encourages Lessee to purchase Renter's Insurance. Lessor's insurance does not cover Lessee's personal property or losses.
- J. **False Information.** Any falsification of information on the application will automatically disqualify the applicant and/or terminate the Rental Agreement and all holding deposits, and the processed application monies will not be refunded.
- K. **Cancellation of Application.** Once the application process has been completed, the processing fee is non-refundable; however, if the applicant cancels within a seventy two hour period the deposit will be refunded.
- L. **Denial of Application.** If Lessor denies the application, the holding deposit will be refunded, unless the cause for denial was falsification of information. If applicant is denied in whole or in part based on adverse credit information, applicant can request a copy of the consumer credit report from Lessor.
- M. **Guarantors.** We do NOT accept co-signors or guarantors.
- N. **Disposition of Security Deposit.** Within twenty one days of move-out, under California Civic Code 1950.5, resident's security deposit will be refunded to the extent not used to remedy Resident defaults, including but not limited to, payment of rent, damages, and cleaning.
- O. **Intent to Vacate.** California law requires a tenant to give the landlord a written thirty day notice of intent to vacate.

The rental policies and criteria are effective as of January 19, 2006.

I have received, read, and understand the Rental Application Criteria.

Applicant Print

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Landlord/Manager

Date