



APPLICATION TO RENT

(In the event of co-resident, other than a spouse, use separate sheet for each applicant.)

The information collected below will be use to determine the applicant qualifies as a resident. It will not be disclosed without the applicant's consent, except to employer(s) for verification of income and employment information to financial institutions for verification of assets, and as required and permitted by law. You do not have to provide the information, but if you fail to do so, your resident application may be delayed of rejected.

Date: _____	Apartment Home # _____
RENTAL AMOUNT: _____	SECURITY DEPOSIT: _____

DRIVER'S LIC./ID #: _____ **STATE:** _____ **BIRTHDATE:** _____

Name: _____ **Social Security** _____

DOB: _____ **DL #** _____ **Expires** _____
Month – Day- Year

Home Phone (____) _____ **Work Phone** (____) _____ **Cell Phone** (____) _____

CURRENT ADDRESS: _____
Street Unit # City State Zip

How Long? From (Month/Year): _____ To: _____ **Last Rent Paid:** Month _____ Amt.\$ _____

Landlord/Manager _____ **Tel:** _____ **Reason for leaving:** _____

PREVIOUS ADDRESS: _____
Street Unit # City State Zip

How Long? From (Month/Year): _____ To: _____ **Last Rent Paid:** Month _____ Amt.\$ _____

Landlord/Manager _____ **Tel:** _____ **Reason for leaving:** _____

SECOND ADDRESS: _____
Street Unit # City State Zip

How Long? From (Month/Year): _____ To: _____ **Last Rent Paid:** Month _____ Amt.\$ _____

Landlord/Manager _____ **Tel:** _____ **Reason for leaving:** _____

Current Employer _____ **Supervisor** _____ **Name** _____
Phone # _____ **Length of Time** _____ **Total** _____ **Monthly** _____ **Income** _____
Self Employed d.b.a. _____

Previous Employer _____ **Supervisor Name** _____
Phone # _____ **Length of Time** _____ **Total Monthly Income** _____
Self Employed d.b.a. _____



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ADDITIONAL PERSON / ROOMMATE:

DRIVER'S LIC./ID #: _____ STATE: _____ BIRTHDATE: _____

Name: _____ Social Security _____

DOB: _____ DL # _____ Expires _____
Month - Day - Year

Home Phone (____) _____ Work Phone (____) _____ Cell Phone (____) _____

CURRENT ADDRESS:

Street Unit # City State Zip

How Long? From (Month/Year): _____ To: _____ Last Rent Paid: Month _____ Amt.\$ _____

Landlord/Manager _____ Tel: _____ Reason for leaving: _____

PREVIOUS ADDRESS:

Street Unit # City State Zip

How Long? From (Month/Year): _____ To: _____ Last Rent Paid: Month _____ Amt.\$ _____

Landlord/Manager _____ Tel: _____ Reason for leaving: _____

SECOND ADDRESS:

Street Unit # City State Zip

How Long? From (Month/Year): _____ To: _____ Last Rent Paid: Month _____ Amt.\$ _____

Landlord/Manager _____ Tel: _____ Reason for leaving: _____

For purposes of credit & rent liability only: LIST ALL ADDITIONAL ADULTS AND CHILDREN WHO WILL OCCUPY UNIT.

If this box is checked there shall be no additional occupant(s).

Other Occupants under the age of 18 years old:

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Current Employer _____ Supervisor Name _____
Phone # _____ Length of Time _____ Total Monthly Income _____
Self Employed d.b.a. _____



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Previous Employer _____ Supervisor Name _____
Phone # _____ Length of Time _____ Total Monthly Income _____
Self Employed d.b.a. _____

WHEN DO YOU PLAN TO MOVE IN? Date: _____

Apartment Desired: 1BD _____ 2BD _____ 3BD _____ Upstairs _____ Downstairs _____ Date _____

Car Make _____ Year _____ Model _____ Color _____ License # _____
Car Make _____ Year _____ Model _____ Color _____ License # _____

Bank Reference _____

Emergency Contacts: Name _____ Address _____ City _____ State _____ Zip _____
Name _____ Phone _____ Name _____ Phone _____

ADDITIONAL INFORMATION

1. Have you ever filed a petition of bankruptcy? Yes _____ No _____
2. Have you ever been evicted from a tenancy or asked to move? Yes _____ No _____
3. Have you ever failed to pay rent when due? Yes _____ No _____
4. Have you been convicted of a felony in the last 5 years? Yes _____ No _____
5. Have you ever been convicted of selling, distributing or manufacturing illegal drugs? Yes _____ No _____
6. Do you have any pets? Yes _____ No _____ How many? _____ Describe: _____
7. Will you be using any water-filled furniture in your residence? Yes _____ No _____
If Yes, do you have insurance coverage? Yes _____ No _____
8. Do you have any musical instruments? Yes _____ No _____ If Yes, what kind _____
9. Do you smoke? Yes _____ No _____ Does any other proposed occupant smoke? Yes _____ No _____
10. Please explain any "YES" answers. _____

I hereby consent to allow **Nasch Properties, LLC, 5655 Lindero Canyon Road, Suite 521 Westlake Village CA 91362**, through its designated agent and its employees, to obtain and verify my credit information, including a criminal background check, for the purpose of determining whether or not to rent me an apartment. I understand that should I lease an apartment, # _____ from Nasch Properties, LLC, and its agent shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods.

Dated: _____ Applicant: _____ Applicant: _____

Dated: _____ Co-Signer Applicant: _____
Co-Signer Applicant knows they will be held equally responsible upon signing lease paperwork along with applicant.

Our Marketing Department would like to know how you heard about us:

_____ Apt. Locators? (Please add name) _____ Referred by one of our Residents? _____ Employer? _____ Newspaper Ad?
Which One? _____ Brochure/Flier? _____ Yellow Page Ad? Which One? _____ Other?
Please Explain _____ Why are you moving? _____

Code for Equal Housing Opportunity: We support the content, spirit and intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin. **Nasch Properties, LLC**, reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public. We agree to abide by the following provisions of this Code for Equal Housing Opportunity:



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We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis. We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy. We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering." We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.

RESIDENT ADMISSION STANDARDS

In an effort to achieve our goal of providing the housing environment that you desire, all prospective applicants be required to meet established criteria to be considered for residency. **Nasch Properties, LLC** uses great care and will always abide by Federal, State, and Local Fair Housing Laws (Title VII of the Civil Rights Act of 1968 as amended by the Fair Housing and Community Development Act of 1974 and the Fair Housing Of 1988), which stipulates that it is illegal to discriminate against any person because of race, color, creed, religion, sex, national origin, marital status with regard to receipt of public assistance, disability and familiar status when processing all potential residents applications.

A VALID STATE OR FEDERALLY ISSURED PHOTO IDENTIFICATION PRIOR TO SHOWING ANY APARTMENT HOME IS REQUIRED.

The Property Manager has complete list of the criteria that is used to evaluate each application. The general intent of the criteria is as follows:

- ◆ Occupancy standards are 2 occupants per bedroom
- ◆ Each head, co-head or spouse must be of legal age to enter into a binding contract based on prevailing state law
- ◆ All residents combined, must have 12 months of verifiable, stable income and meet the minimum gross salaried income of three (2 1/2) times the amount of the rent payment which includes but is not limited to employment, retirement, SSI, SSDI).
- ◆ All residents must have a minimum of 12 months rental or mortgage history. No evictions or foreclosures will be accepted, or debts owed to rental communities or landlord.
- ◆ An investigative consumer report will be prepared by a credit-reporting agency, which reflects past and present credit standing. Credit must be in good standing, showing no late payments in 50% of credit history. Bankruptcy cannot show in one year, and good credit showing since bankruptcy.
- ◆ Criminal history will be checked. No apartment home will be rented to anyone with any felony. No apartment home will be rented to any household that has occupancy of any age with a criminal history of any misdemeanor as defined by the Crime Free Lease Addendum.
- ◆ All residents are required to sign a Crime Free Lease Addendum prior to moving into our community at _____ **Apartments.**
- ◆ If Applicant does not qualify on their own, a co-signer must meet the above stipulations in addition to possessing an excellent credit history, own his/her own home, Income level must be at least \$3,000 per month, and the co-signer will be listed on the lease the understanding they he/she takes full responsibility for any costs incurred in which the Applicant is unwilling or unable to pay for rent , late fees, attorney and court costs, cleaning, damages, and all fees per the Lease Contract

All documentation provided to us by you must comply with all Federal and State criteria. Incomplete documentation will result in denial of the application.

Individual credit reports will not be discussed with Applicants. The name, address and phone number of the credit bureau used will be provided. Contact must be made directly with the bureau if anything reported is disputed.

THE RENTAL APPLICATION FEE IS NON-REFUNDABLE, regardless of the circumstances. Please review these policies carefully before submitting an application. **WE WILL CONSIDER ALL APPLICATIONS, HOWEVER IF THE RENTAL QUALIFICATIONS AS STATED IN THIS DOCUMENT ARE NOT MET, THE APPLICATION FEE WILL NOT BE REFUNDED.** Administrative fee non-refundable after 72 hours and/ or cancellation after 72 hours.



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In the event that any minimum requirement contained within this document is in conflict with any local, state or federal rule or law, the appropriate local, state or federal rule or law will prevail.

I understand and accept the above requirements for residency as stated above.

Applicant represents that all of the above on Page 1 of 2, 3 of page 4 are true and complete, and hereby authorized verification of the above information, references, and credit records. Applicant acknowledges that false information herein may constitute grounds for rejection of this application, termination of the right of occupancy, and/or forfeiture of deposits and may constitute a criminal offense under the laws of this state. Applicant consents to allow Owner / Agent to disclose tenancy information to previous or subsequent Owners / Agents:

Applicant

Date

Applicant

Date

Agent For Owner (Witness)

Date

Apartment Home Address: _____, _____, CA _____