

ALL APPLICANTS

In order to be considered for an apartment you must provide us with a completed application with at least 3 years history and the following:

1. A valid government issued photo ID (Drivers Lic., Passport, etc.) and a Social Security Card.
2. Proof of Income: One of the following.
 - a. 3 pay stubs
 - b. 3 bank statements

If you are a student and/or are new to this state or country you must provide us the following:

1. A valid government issued photo ID (Drivers Lic., Passport, etc.)
2. Proof of income: Two of the following.
 - a. A letter or contract from your new employer stating your start date and salary
 - b. A government issued I-20 for foreign students
 - c. 3 bank statements for those new to the state or job, or 1 bank statement from a bank in the United States for foreign students

NOTE: BY SIGNING, I AGREE THAT I HAVE READ THIS FORM AND HAVE BEEN GIVEN A COPY OF IT. I UNDERSTAND THAT OTHERS MAY HAVE LOOKED AT THE UNITS I LOOK AT AND THAT IF OTHER APPLICATIONS ARE SUBMITTED BEFORE MINE THEY WILL BE GIVEN FIRST CONSIDERATION

Signature _____ Date _____

NOTE: If you have not done so already, please use one of the many credit reporting sources to determine the actual status of your credit **BEFORE** completing your application with us.

Example; www.annualcreditreport.com
www.experian.com

To All Applicants:

If you have any problem with our service, any problem at all, please call me.

If you think that I might be able to help you in any way, to answer any question, please call me.

**Finley Beven
626-243-4145**

BEVEN AND BROCK RENTAL REQUIREMENTS
RENTAL DEPARTMENT - (626) 795 - 3282 EXT. 0

ONLY WITH PROPER IDENTIFICATION, KEYS ARE AVAILABLE FOR VIEWINGS UP TO ONE HOUR BEFORE OUR CLOSING TIME: ALL KEYS TO BE RETURNED BEFORE CLOSING ON SAME DAY.

MONDAY-THURSDAY

FRIDAY

SATURDAY-SUNDAY

8:30am - 5:00pm

8:30am - 3:00pm

10:00am - 2:00pm

WE ARE LOOKING FOR APPLICANTS WHO HAVE:

- 1. AT LEAST THREE YEARS CONSECUTIVE WORK HISTORY WITHIN CURRENT FIELD, OR OTHER SECURE SOURCE OF INCOME (\$, U.S.) IN EXCESS OF 2.5 (*) TIMES THE MONTHLY RENT AMOUNT AFTER DEDUCTING YOUR MONTHLY CREDIT OBLIGATIONS and TAXES. ALL INCOME MUST BE VERIFIABLE BY THREE RECENT PAY CHECK STUBS...OR...BANK STATEMENTS SHOWING A CONSISTENT MINIMUM BANK BALANCE OF AT LEAST THREE MONTH'S RENT.**
- 2. ALL APPLICANTS MUST HAVE SATISFACTORY CREDIT HISTORY. IF YOU HAVE NO ESTABLISHED CREDIT, IT WILL HELP IF YOU CAN SHOW A CONSISTENT MINIMUM BANK BALANCE GREATER THAN THREE MONTHS RENT.**
- 3. ANY FORECLOSURES OR SHORT SALES MAY REQUIRE HIGHER SECURITY DEPOSIT.**
- 4. NO UNLAWFUL DETAINER FILINGS OR JUDGMENTS, AND AT LEAST 3 CONSECUTIVE YEARS OF POSITIVE RENTAL HISTORY OR HOME OWNERSHIP.**
- 5. RESIDENTS WHO CAN RESPECT THEIR NEIGHBOR'S NEED FOR PEACE AND QUIET IF YOU LIKE LOUD MUSIC OR LOUD PARTIES THAT WILL INFLICT YOUR TASTES ON YOUR NEIGHBORS,...YOU NEED TO LOOK ELSEWHERE**
- 6. WE WILL DO CRIMINAL BACKGROUND ALONG WITH CREDIT CHECK ON ALL APPLICANTS 18 AND OVER. ANYONE POSING HARM TO PERSONS OR PROPERTY, AND/OR MULTIPLE OFFENSES WILL BE DECLINED.**

MINIMUM LEASE TERM: 9 MONTHS

DEPOSIT TO HOLD: 20 %

DOES NOT INFER ACCEPTANCE

OCCUPANCY MAXIMUM:

BACHELOR/SINGLE - 2 PERSONS

1 BEDROOM - 3 PERSONS

2 BEDROOM - 5 PERSONS

3 BEDROOM - 7 PERSONS

RENTAL AGENTS ARE NOT AUTHORIZED TO MAKE DECISIONS WHERE AN APPLICANT FAILS TO MEET EACH OF THE ABOVE CRITERIA. SUCH DECISIONS WILL BE MADE BY THE PROPERTY MANAGER OR OWNER.

******* NOTE *******

THE ADVERTISED SECURITY DEPOSITS ARE OFFERED TO THOSE WHO MEET THE STANDARDS INDICATED ABOVE. WE MAY REQUEST HIGHER SECURITY DEPOSITS WHERE THE APPLICANT IS EITHER NEW ON A JOB, OR HAS NO CREDIT HISTORY, OR SOME BAD CREDIT. BY LAW, THE MAXIMUM SECURITY DEPOSIT CAN BE EQUAL TO TWO MONTH'S RENT.

(*) 1 INCOME: 2.5 X THE RENT; 2 INCOMES: 3.5 X; 3 INCOMES: 4.5 X, ETC.

I have read and understand these policies _____

PLEASE LIST ALL CREDIT CARDS AND FINANCIAL OBLIGATIONS	TOTAL AMOUNT OWED	MONTHLY PAYMENT

Credit Score - _____

PLEASE ANSWER THE FOLLOWING. ANY ITEM LEFT BLANK WILL ASSUMED AS A "NO" OR "NONE" ANSWER

- ARE YOU A SMOKER? [Y] [N]
- HAVE YOU EVER BEEN EVICTED? [Y] [N]
- HAVE YOU EVER RECEIVED A "3-DAY NOTICE TO PAY RENT OR OUIT"? [Y] [N]
- HAVE YOU HAD A CHECK RETURNED FOR INSUFFICIENT FUNDS, OR BECAUSE YOUR ACCOUNT WAS CLOSED, IN THE PAST 12 MONTHS? [Y] [N]
- HAVE YOU EVER BEEN ASKED TO MOVE, OR BEEN GIVEN A "30 DAY NOTICE" TO MOVE" FOR REASONS OTHER THAN A PENDING PROPERTY SALE? [Y] [N]
- DO YOU HAVE A CRIMINAL RECORD OR ANY CRIME INVOLVING HARM TO PERSONS OR PROPERTY OR MULTIPLE OFFENSES? [Y] [N]
IF SO, PLEASE EXPLAIN _____
- HAVE YOU FILED FOR BANKRUPTCY WITHIN THE PAST 10 YEARS? [Y] [N]
IF SO, CHAPTER 7 OR CHAPTER 13 (CIRLCE ONE)
DISCHARGED OR DISMISSED (CIRCLE ONE)
DATE: _____
- HAVE YOU EVER HAD AN ACCOUNT PLACE IN COLLECTION, OR WRITTEN OFF FOR FAILURE TO MAKE PAYMENTS ON TIME? IF SO, PLEASE EXPLAIN [Y] [N]

NOTES TO APPLICANT: ACCEPTANCE OF THIS APPLICATION FORM BY BEVEN & BROCK DOES NOT IMPLY APPROVAL THERE OF NO STATEMENTS MADE BY ANY EMPLOYEE OF BEVEN & BROCK PRIOR TO DELIVERING A FULLY SIGNED CONTRACT TO THE APPLICANT WILL IMPLY APPROVAL OF THIS APPLICATION. IF THIS APPLICATION IS ACCEPTED, WE WILL REQUIRE A DEPOSIT OF 20 % OF THE RENT TO HOLD THE VACANCY PENDING A THOROUGH BACKGROUND CHECK. IF YOUR APPLICATION IS APPROVED, YOU WILL BE EXPECTED TO BRING IN THE FIRST MONTH'S RENT AND SECURITY DEPOSIT WITHIN TWO DAYS. THIS PAYMENT MAY BE BY MONEY ORDER OR CASHIER'S CHECK. WE DO NOT ACCEPT CASH IN LARGE AMOUNTS (SUCH AS A RENT PAYMENT OR A SECURITY DEPOSIT).

FOR EACH ADULT APPLICANT (OVER 18) WE WILL NEED A GOVERNMENT ISSUED PHOTO ID. FOR ALL APPLICANTS WE WILL NEED TO SEE THREE RECENT PAY-STUBS OR THREE RECENT BANK STATEMENTS SHOWING A CONSISTENT MINIMUM BALANCE IN EXCESS OF THREE MONTH'S RENT.

APPLICANT DECLARES THAT ALL OF THE STATEMENTS ARE TRUE, ACCURATE, AND FULLY REPRESENT THE APPLICANT'S RENTAL, CREDIT, FINANCIAL, AND EMPLOYMENT HISTORY. APPLICANT AUTHORIZES VERIFICATION OF THE ABOVE INFORMATION, INCLUDING BUT NOT LIMITED TO THE OBTAINING OF A CREDIT REPORT, AND AGREES TO PROVIDE ADDITIONAL CREDIT INFORMATION ON REQUEST. THE TYPICAL RENTAL CONTRACT IS FOR NINE MONTHS, CONVERTING TO MONTH-TO-MONTH THEREAFTER.

DATE _____ APPLICANT _____

THIS APPLICATION AND ALL SUPPORTING DOCUMENTS BECOME THE PROPERTY OF BEVEN & BROCK, NOT THE APPLICANT.

FOR OFFICE USE ONLY.	_____ RENTAL HISTORY	_____ WORK HISTORY	_____ NET INCOME
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