

ALARA CAMARILLO
APPLICANT QUALIFICATION STANDARDS & AVAILABILITY STATEMENT

Alara Camarillo does business in accordance with the Fair Housing Act. All occupants over the age of 18 must qualify. All non-dependent leaseholders or non-dependent occupants of legal age must fill out an application and are considered to be applicants. Each applicant must complete an application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Qualification is determined using a credit analysis model, income verification, and criminal background history. Resident history may be evaluated based upon the outcome of credit analysis. Each applicant's credit and criminal status will be individually evaluated; leaseholders' income will be combined for credit scoring.

Occupancy Guidelines: The maximum occupancy standards are listed below. There are no exceptions.

- One Bedroom: 3
- Two Bedroom: 5
- Three Bedroom: 7

Credit Analysis: A credit report will be secured and evaluated for all leaseholders.

Income/Employment: Applicants are required to make **3** times the amount of Total Rent. Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. Additional sources of income may be considered. Guarantors, if required, will meet a minimum monthly income of four times the monthly rental amount.

Criminal History: A criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the previous 24 months. The application will be rejected for any of the following reported criminal related reasons that have occurred within the ten (10) years prior to the application date:

- Felony conviction
- Any terrorist related conviction
- Any illegal drug related conviction
- Any prostitution related conviction
- Any sex related conviction
- Any cruelty to animals related conviction
- Misdemeanor conviction involving crime against persons or property
- Any of the above related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication"
- Active status on probation or parole resulting from any of the above

Rental History: Rental history for the past 24 consecutive months will be evaluated based on the outcome of the credit analysis.

Additional Deposits/Guarantors: An additional deposit and/or guarantor may be required based on the outcome of the credit analysis, income verification, or rent history of the applicant(s).

Apartment Availability: The listing of available apartments to rent is updated as each apartment becomes available. This may occur at varying times throughout the day and accordingly, available listing at business day begin may differ from the available listing at business day end. An apartment becomes available to lease when Management receives a notice to vacate, and/or receives the keys, and/or validates a vacancy.

An application fee of **\$31.00** must be paid by each individual applicant. This fee covers all costs associated with credit scoring.



Alara Camarillo RENTAL APPLICATION

Persons 18 and older are required to complete a rental application. Information contained in the rental application will remain confidential.

Application for Apartment # _____

Rental Amount/Concession _____

M/I Date _____

INCOME REQUIREMENT (THIS PORTION IS TO BE COMPLETED BY MANAGEMENT)

The total income required is based upon Gross Income (before taxes) and applicant's total income combined. Guarantors are required to make four times the amount of rent will not be combined with the applicants. Please refer to the Rental Criteria Sheet for approved source and/or required income documentation.

Rent:\$ _____ Other Rent:\$ _____, TOTAL MONTHLY RENT:\$ _____

TOTAL MONTHLY RENT:\$ _____ X $\frac{3}{1}$ = \$ _____ TOTAL COMBINED INCOME REQUIRED TO QUALIFY (Total combined income for all applicants must meet this amount or the application will be declined)

GENERAL INFORMATION (REMAINDER OF PAGE IS TO BE COMPLETED BY APPLICANT)

Name		Social Security/US Visa Number		
Current Street Address	City	State	Zip	Phone Number
Current Landlord Name	Phone Number	Move-in Date	Expected Move Out	Monthly Payment
Birthdate		Driver's License/Gov. Issued ID Number		

RENTAL HISTORY

List a minimum of 24 months of rental/mortgage history

Previous Address	Move-in Date/Move Out Date	Landlord/Ph #	Monthly Payment
Previous Address	Move-in Date/Move Out Date	Landlord/Ph #	Monthly Payment
Previous Address	Move-in Date/Move Out Date	Landlord/Ph #	Monthly Payment

INCOME INFORMATION

List a minimum of 24 months of income history

Present Employer Name	Address	Work #	Length of service
Former Employer Name	Address	Work #	Length of service

CRIMINAL INFORMATION

Have you ever (check if the answer is "yes", you represent the answer is "no" to any item not checked below):

- have you ever been convicted of a felony?
- received deferred adjudication for either a felony or a misdemeanor involving a sex-related crime or a misdemeanor listed on the Screening Criteria?
- been convicted for either a felony or a misdemeanor involving a sex-related crime or for a misdemeanor listed on the Screening Policy?
- been arrested for either a felony or a misdemeanor involving a sex-related crime or for a misdemeanor listed on the Screening Policy, which has not been fully adjudicated (by dismissal, acquittal, deferred adjudication or conviction)?

OTHER OCCUPANTS

Please list all other occupants below. Each person over 18 must submit a complete & separate application.

Name	Relationship	D.O.B.	Name	Relationship	D.O.B.
Name	Relationship	D.O.B.	Name	Relationship	D.O.B.

PET APPLICATION

Note that the Manager reserves the right to meet the pet(s) prior to approval of this application. Note that the community policies state restrictions on type, size, and number of pets per apartment.

Type of Animal	Breed	Weight	Age	Color	License
Type of Animal	Breed	Weight	Age	Color	License

VEHICLES

List all vehicles intended to be parked on the premises. Note that the community policies state restrictions on type and number of vehicles per apartment.

Vehicle Type	Make	Year	Color	License Plate Number
Vehicle Type	Make	Year	Color	License Plate Number

EMERGENCY CONTACT INFORMATION

Please provide contact information for the individual or individuals you wish to be contacted in the case of an emergency.

Name	Address	Phone Number	Relationship
Name	Address	Phone Number	Relationship

APPLICATION FEE/HOLDING FEE

One application fee per Applicant/Guarantor over the age of 18 must be paid. The application fee is not a guarantee of approval for residency. The application fee covers all costs of screening processes. The application fee is non-refundable. The holding fee is not a guarantee of approval for residency. The holding fee ensures that while your application is being processed, the apartment for which you are applying has been taken off of the market. Upon approval of your application, the holding fee will be applied toward balances due for security deposits and any other fees at the time of move-in. If the application is rejected, the holding fee will be returned. Cancellation of the apartment reservation 72 hours after the date/time that the fee was paid or 24 hours after application approval will result in loss of the pro-rated amount of rent from the time said apartment was taken off of the market to the time cancellation is received by Management.

REPRESENTATION AND AUTHORIZATION

Applicant represents that all of the information provided in this Application for Residency is true and complete and authorizes the verification of same and the performance of a credit check and criminal background check on Applicant as appropriate by all available means. In the event that Applicant provides any false or misleading information in the Application, Owner/Manager shall have the right to automatically reject this Application. Applicant represents that they have reviewed the community Screening Policy.

The undersigned applicant hereby consents to allow **Alara Camarillo**, as owner, or through its designated agents or employees, to obtain a consumer report on the applicant and to obtain and verify credit, criminal history, rental/mortgage history, and employment information for the purpose of determining eligibility to lease an apartment at **Alara Camarillo**. Applicant also agrees and understands that owner and its agents and employees may obtain additional consumer reports in the future to update or review applicant's account. Upon applicant's request, owner will disclose to applicant whether consumer reports were requested and the names and addresses of any consumer reporting agency that provided such reports.

The undersigned applicant further understands that the applicant screening process, including the criminal background investigation, in no way guarantees the elimination of persons with a criminal background from the resident base, and applicant understands that credit and criminal information is only as accurate as the agency providing such reports. Any and all protective steps Owner/Agent has taken are neither a guarantee or warranty that there will be no criminal acts or that resident will be free from the violent tendencies of third persons. Resident recognizes that Manager and its legal representatives do not guarantee, warrant or assure residents personal security and are limited in their ability to provide protection.

Applicant Signature _____

Date/Time _____

