

Esteban Park Luxury Apartment Homes
RENTAL QUALIFICATION ACKNOWLEDGMENT
Effective 01/18/2008

Welcome to our Community. We encourage you to review this information before you complete a Rental Application and leave a non-refundable fee.

INCOME: Gross income level must be 3 times the amount of rent. If self employed or unemployed you must provide proof of other income. All income must be verifiable.

EMPLOYMENT: Employment must be current and for a minimum duration of 6 months.

RENTAL HISTORY: A minimum of 6 months rental history will be reviewed.

CREDIT: Applicant must have a credit history that reflects an acceptable CREDIT SCORE. The credit score is automatically calculated. The total number of acceptable accounts is divided into the total accounts. Examples of UNACCEPTABLE accounts: collection, charge off, bankruptcy, repossession, current delinquency.
Past evictions or delinquency from previous rental home not paid in full and/or less than two years old will result in a denial.

CONVICTIONS: No felony convictions or misdemeanors, which involve moral turpitude. (I.e.; drug involvement, selling, manufacturing or possession of a controlled substance, prostitution, theft, etc.) DEFERRED ADJUDICATION FOR ANY SUCH OFFENSE, OR PROBATION FOR A FELONY ARE CONSIDERED REASONS FOR DENIAL.

Please remember that this requirement does not constitute a guarantee or representation that residents or occupants have not been convicted of a felony or are subject to deferred adjudication for a felony. Our ability to verify this information is limited to the information made available to us by the credit reporting services used.

OCCUPANCY STANDARDS One bedroom---3 person maximum Two bedroom-----5 person maximum
Three bedroom--7 person maximum

PET GUIDELINES 2 pets maximum per apartment. No weight limit or minimum age. Breed restrictions: Rotweiller, Pit Bull/Stafford Terrier, Bull Terrier, Bull Mastiff, Doberman, Shepherd and Chow or any mixture of these breeds apply. Pets must be spayed/neutered and documentation from the vet is required. You will be required to provide a picture of your pet for your file. Dogs must be kept on a leash and cats must be kept indoors.

Each applicant agrees to pay a \$45.00 (plus tax) non-refundable application fee. Any falsification of information provided by the applicant will result in automatic denial.

Management reserves the right to request an additional security deposit not to exceed one and one half times the monthly rental rate. A co-applicant will be accepted only upon the absence of credit or rental history.

This company and this community, does not discriminate on the basis of race, color, religion, sex, national origin, handicap, or familial status.

I have read and understand the Rental Qualifications.

Applicant Date

Applicant Date

Applicant Date

Greystar Representative Date

Revised 01/18/08



**GREYSTAR REAL ESTATE PARTNERS
RENTAL APPLICATION**

- APPLICANT
- CO-SIGNER

Date Requested: _____ Unit Type: _____ Unit # _____ Lease Term _____

Applicant Name: _____ Social Security # _____

Co-Signer Name: _____ Social Security # _____

Driver's License #: _____ /State: _____ Home Telephone # () _____ Work # () _____

Occupants: Indicate the number of persons to occupy the apartment: (include yourself)

	Name	Relationship	Social Security #	Driver's License/State	Birthdate
1.	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____

Residency:

Current: Address _____
City _____ State _____ Zip _____
How Long: _____ Monthly Payment: _____
Landlord or Mortgage Company: _____ Phone # () _____
Reason for Leaving: _____

Previous: Address: _____
City _____ State _____ Zip _____
How Long: _____ Monthly Payment: _____
Landlord or Mortgage Company: _____ Phone #: () _____
Reason for Leaving: _____

Have you ever been evicted or asked to terminate a lease? _____ Have you ever been convicted of a crime? _____
If so please explain: _____

Employment:

Current: Employer: _____
Address: _____ Phone # () _____
Position: _____ How Long: _____
Gross Monthly Salary: _____ Immediate Supervisor: _____

Spouse: Employer: _____
Address: _____ Phone # () _____
Position: _____ How Long: _____
Gross Monthly Salary: _____ Immediate Supervisor: _____

Previous: Employer: _____
Address: _____ Phone # () _____
Position: _____ How Long: _____
Gross Monthly Salary: _____ Immediate Supervisor: _____

Financial: Name of Bank: _____ Address: _____

Vehicle: Number of Automobiles: _____ Motorcycles: _____ Recreational/Other _____
Make: _____ Model: _____ Year: _____ License Plate: _____ State: _____
Make: _____ Model: _____ Year: _____ License Plate: _____ State: _____

Pets: If you have any pets please complete the following:

Name of Pet: _____ Type of Pet: _____ Age: _____ Color: _____ Size/Weight: _____

Emergency:

Person(s) to notify in case of emergency: (other than co-resident): Name _____ Relationship _____
Address: _____ City: _____ State: _____ Zip: _____
Home Phone # : _____ Work: _____

Applicant(s) hereby represent that all the above statements are true and correct and are made to induce Owner to lease or rent apartment and Applicant(s) hereby authorizes verification of references given, including bank account balances, employment and credit information. I (we) agree that I (we) have no right to occupy the apartment until the application is approved and a Rental or Lease Agreement is entered into. Any false statements made above shall be sufficient cause for Owner to cancel and terminate any agreement made with Applicants(s). Owner reserves the right to reject Applicant(s) Rental Application any time prior to executions and delivery of the Rental or Lease Agreement. In the event of rejection, any sums deposited less application fees will be refunded to Applicants. If Applicant(s) withdraws application prior to execution of Rental or Lease Agreement, the deposit/fee will be forfeited unless written cancellation is received within _____ hours from the date and time indicated below. If owner for any reason cannot deliver possession of the premises to Applicant(s) at the commencement of the term, all deposits/fees less applications fee paid to Owner shall be refunded to Applicant(s).

Applicant Signatures: _____

Date: _____ Time: _____

Property: _____
Office Phone #: _____
Leasing Agent Signature: _____
Application Verification by: _____