

Tenant Guarantors Application For Residency

Processing For: _____ BRMS Approx. Rent: \$ _____
Tentative Move -In Date: _____
Are Roommate or Co-Signer applications being forwarded now?
? Yes ? No ? Already Sent Report? FULL

Please print and answer all questions. When social security numbers and names cannot be clearly read or are incorrect, a second charge of \$7.00 will apply. Each co-resident or co-signer must submit a separate application.

MGR's check list: Visual proof of Drivers Lic. State or picture and SSI I.D. ? Yes ? No

Managed by: **BACO Realty** Address/Apt # _____ Date: _____

Apartment Community: **Hilltop Garden Apartments** Phone # **(530) 241-2220** Fax # **((530) 241-4109**

Name: _____ Any credit under other names? _____
First Middle Last

Date of Birth _____ Soc. Sec # _____ D.L # / State _____

Roommates/Spouse's Name _____ Credit under other names? _____
First M Last

Date of Birth _____ Soc. Sec # _____ D.L # / State _____

List any other persons who will reside with you below:

Name	Age	Relationship/R'mate	Name	Age	Relationship/R'mate
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Home/Cell Phone : () Work Phone #: ()

PART I – RESIDENCE HISTORY (LIST ALL FOR 3 YR. PERIOD) – Attach Separate Page

A. Current Address: _____ Apt # _____ Rent \$ _____
Street & # _____ How Long? _____ Years _____ Months

City _____ State _____ Zip _____

Property/Owner _____ Manager's Phone # ()
(Note "homeowner" when you own)

Reason for Moving: _____

B. Previous Address: _____ Apt # _____ Rent \$ _____
Street & # _____ How Long? _____ Years _____ Months

City _____ State _____ Zip _____

Property/Owner _____ Manager's Phone # ()
(Note "homeowner" when you own)

Reason for Moving: _____

C. Have you been named as a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform an obligation of a rental agreement or lease) within the last seven (7) years? ? Yes ? No, If so, please explain and comment in writing upon the reasons for the lawsuit against you, any defenses or claimed improprieties in the filing or the processing of the lawsuit, and the status and/or outcome of the case(s); please include any comments that you would like to convey to your prospective landlord or manager. Neither the Tenant Guarantors, Inc. nor management is responsible for your failure to provided timely written explanations.

*D. Do you own any pets? _____ If so, how many? _____ Kind _____ Weight _____ E. Do you have a water bed? _____

F. Cars _____ Make _____ Color _____ Year _____ License _____
(include Co. Cars) Make _____ Color _____ Year _____ License _____

PART 2 – EMPLOYMENT HISTORY (LAST TWO YEARS) & INCOME INFORMATION

A. Employed by: _____ Title? _____ How Long? _____ Monthly Income _____

Address: _____ Supv. _____ Ver. Phone # ()

B. Prior or 2nd Employment: _____ Title? _____ How Long? _____ Monthly Income _____

Address _____ Supv. _____ Ver. Phone # ()

C. Verifiable sources of income: Need not be disclosed unless such additional income is to be included to qualify for the rental Specify below if necessary.

D. Spouse Employed By: _____ Title? _____ How Long? _____ Monthly Income _____

Address: _____ Supv. _____ Ver. Phone # ()

E. Prior Employed: _____ Title? _____ How Long? _____ Monthly Income _____

Address: _____ Supv. _____ Ver. Phone # ()

APPLICATION FOR RESIDENCY PAGE 2 OF 2 – (LIST APPLICANTS NAME AGAIN)

Name of Property/Mgmt. Hilltop Garden Apartments / BACO Realty

Applicant's Name _____

PART 3 – CREDIT AND PERSONAL REFERENCES

- A. Have you ever filed bankruptcy? ? Yes ? No When? _____
- B. Any judgments or collections against you? ? Yes ? No
- C. Auto loan? ? Yes ? No Monthly Payment \$ _____
- D. Approximate total monthly debt/credit card payments \$ _____
- E. Have you or any other occupant who will reside in this rental unit been arrested and charged, or convicted of a misdemeanor or felony (of any type) within the last seven (7) years? ? Yes ? No. (note: you may answer “no” when said records are sealed, legally eradicated, or expunged, or the judgment has been set aside and diversion granted). You may choose to explain and comment in writing about the reasons for this legal action against you, any defenses or claimed improprieties, and the status and/or outcome of the case. Please include any comments that you would like to convey to your prospective landlord or manager. Neither Tenant Guarantors, Inc. nor management is responsible for your failure to provide timely written explanation.
- F. Are you or any other occupant who will reside in the rental unit currently abusing prescription drugs, using or trafficking in the sale of narcotics or illicit drugs? ? Yes ? No
- G. Who should we contact in case of emergency?

Name: _____ Relationship _____ Address _____ Phone _____

H. Character References:

Name: _____ Relationship _____ Phone # _____

Name: _____ Relationship _____ Phone # _____

PART 4 – AUTHORIZATION AND RELEASE FROM LIABILITY

We welcome all applicants. It is illegal and against our policy to arbitrarily discriminate against any person because of age, race, color, religion, sex or sexual orientation, ancestry, national origin, source of legal income, familial or handicapped status. Your signature below means that the information on this application is true and complete, that you are not leaving off or misrepresenting rental residence or other relevant information (when specific questions are not answered by you, we assume this means “no” that all persons and firms named or which we believe may be related to reviewing application, may be contacted and freely give any information concerning you and that you waive all rights of legal action and damages resulting from these references and our report (with the single exception of action relating to false information clearly furnished with malice or willful intent to injure). You authorize an investigation of all statements contained herein by the management and Tenant Guarantors, Inc. including but not limited to a credit check and information as to your character, general reputation, personal characteristic, and mode of living (note: some owners and manages may also undertake criminal record searches). You agree that public record information including eviction filings, judgments, dismissals, and criminal records may be searched and reflected on these reports and that they may require “updated” documentation from you which you agree to provide for further evaluation of your application. You understand, agree and accept that there is room for human error in this process, that the management will rely upon your application as an inducement for entering into a rental agreement and that false statements will serve as the basis for declining your application or terminating your tenancy immediately and collecting from you any damages incurred, including reasonable attorney’s fees. Pursuant to applicable laws, you are also herein notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you default in your rental/credit obligations. In any action brought to enforce the terms of this agreement and the services provided hereunder, the prevailing party will be entitled to recover their reasonable attorney’s fees and cost of suit. Venue for any arbitration action arising out of this agreement against Tenant Guarantors, Inc., or it’s officers or employees, will be in Placer County, California and shall be mandatory, final and binding arbitration and not by a lawsuit or resort to court process. Your signature or use of this form means that you are giving up your constitutional right to have any such dispute against Tenant Guarantors, Inc. it’s officers or employees, decided in a court of law before a jury, and instead are accepting the use of arbitration.

Applicants Signature _____ Spouse’s Signature _____

The rental agreement will not become effective until this application is approved by management. Tenant Guarantors, Inc., a resident screening service is not responsible for rental decisions, regardless of any recommendations, written or otherwise, which may be made by Tenant Guarantors, Inc.

How did you hear about our community? Check any that apply: For Rent Apt. Guide Renter’s Digest Newspaper
 Yellow pages Drive By Resident referral
 Other Craig’s List

*Do you have or require a service animal? _____ If yes, do you have documentation for that animal? _____

This form is reserved for the exclusive use of “Active” TG customers or those with written permission by TG in exchange for a fee. Unlicensed use is a violation of copy right law and a theft of services for which you agree we are entitled to substantial compensation.

TG PHONE: (916) 791-3686 (800) 878-3689

TG FAX: (916) 791-3691 (800) 878-3692

PART V - AUTHORIZATION AND RECEIPT

“The undersigned declares that the information on this rental application is true and correct, and understands that false statements may result in the rejection of this and any future applications for housing which we manage. The undersigned does further understand that all persons or firms named may freely give any requested information concerning me and I hereby waive all right of action for any consequence resulting from such information. My signature below authorizes investigation of all statements contained herein by the management company and Tenant Guarantors, including but not limited to a credit check. I do further understand and agree that the Management will rely upon this Rental Application as an inducement for entering into a rental agreement or lease and I warrant that the facts contained in this Application are true. If any facts prove to be untrue, you may terminate my/our tenancy immediately and collect from me/us any damages incurred including reasonable attorney’s fees resulting therefrom. All or part of the above information may be made available to other screening and collection services unless this box is checked. Pursuant to California Law, you are also herein notified that a negative credit report reflecting on your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental/credit obligations or if you default in those obligations in any way. This is the only notice that you will receive in this regard. I/We do further agree to pay \$15.00 non-refundable screening/search fee.” We welcome all applicants. It is illegal and against our policy to discriminate against any person because of race, color, religion, sex, national origin, familial or handicapped status.

Applicant Paid \$ 15.00 non-refundable screening/search fee. Payment Type: _____

HOLDING AGREEMENT

Description of Apartment Being Held: 100 Hilltop Drive # _____ Redding, CA 96003 _____ Bdrm 1 Bath

Expected Move-in Date: _____ Monthly Rental Amount: \$ _____ Lease Term: _____

Once approved the applicant(s) agree to pay the holding deposit. Landlord and applicant(s) agree that if the applicant(s) cancels or fails to sign the rental agreement for the apartment held for occupancy the landlord may retain the deposit.

The deposit will be applied at the pro-rated basis in payment of the daily rental value to the apartment applicant(s) applied for, plus a \$50.00 charge to compensate the landlord for inconveniences and advertising expenses of the unit.

In the event the applicant(s) signs the rental agreement, pays the security deposit and thirty days advance rent, the holding deposit will be applied as a credit to the account of the resident’s apartment.

Applicant’s Signature

Date Signed

THE LEASE AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY MANAGEMENT. TENANT GUARANTORS, A RESIDENT SCREENING SERVICE, IS NOT RESPONSIBLE FOR RENTAL DECISIONS.

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P.O. Box 2737, Granite Bay, CA 95746 (916) 791-3686

