



Fashion Terrace Apartment Homes

6888 Friar Road, San Diego, California 92108

Phone (619) 260-8055

Email manager@fashion-terrace.com

APPLICATION TO RENT

I understand that this application does not constitute an agreement on the part of the above noted community or its agents to provide me with an apartment.

I further acknowledge the right of the above noted community, at any time prior to the execution and delivery to me of a lease hereby applied for, to withdraw, revoke or cancel without penalty or liability for damages or otherwise.

I hereby authorize you to make inquiries necessary to verify the statements made herein. Should this application be accepted, I hereby undertake to ensure that the terms as set forth in the lease will be strictly carried out and that all rent payments will be promptly made on the due date.

FIRST NAME		MIDDLE NAME		LAST NAME		SOCIAL SECURITY NUMBER	
OTHER NAMES USED IN THE LAST 10 YEARS				DATE OF BIRTH (mm/dd/yyyy)		HOME PHONE NUMBER	
PHOTO ID/TYPE (i.e. Driver's License)		PHOTO ID NUMBER		ISSUED BY		EXPIRY DATE	
OTHER ID TYPE AND NUMBER		ISSUED BY		EXPIRY DATE		E-MAIL ADDRESS	
						CELL PHONE NUMBER	

1	CURRENT ADDRESS CITY STATE ZIP CODE				
	DATE IN	DATE OUT	COMMUNITY NAME/OWNER/MANAGER		OWNER/MGR/APT PHONE NUMBER
	AMOUNT	REASON FOR MOVING			
2	PREVIOUS ADDRESS CITY STATE ZIP CODE				
	DATE IN	DATE OUT	COMMUNITY NAME/OWNER/MANAGER		OWNER/MGR/APT PHONE NUMBER
	AMOUNT	REASON FOR MOVING			
3	NEXT PREVIOUS ADDRESS CITY STATE ZIP CODE				
	DATE IN	DATE OUT	COMMUNITY NAME/OWNER/MANAGER		OWNER/MGR/APT PHONE NUMBER
	AMOUNT	REASON FOR MOVING			

LIST PROPOSED OCCUPANTS	NAME		NAME	
	NAME			

WILL YOU HAVE PETS?	(YES/NO) IF YES, PLEASE DESCRIBE	WILL YOU HAVE Liquid filled furniture?	(YES/NO) IF YES, PLEASE DESCRIBE
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LIST VEHICLES TO BE PARKED ON THE PREMISES:				
Make	Model	Year	License #	Color
Make	Model	Year	License #	Color

A	Present occupation Or source of income		Company Name
	Date of Hire	Supervisor's Name	Supervisor's Phone #
	Address		City, State Zip Code
B	Previous occupation Or source of income		Company Name
	Dates of Employment	Supervisor's Name	Supervisor's Phone #
	Address		City, State Zip Code
Current gross income PER		Specify Other	List sources, frequency and average amounts of any other <u>verifiable</u> income:

NAME OF YOUR BANK	BRANCH OR ADDRESS	ACCOUNT NUMBER
		CHECKING/SAVINGS
		CHECKING/SAVINGS

In case of emergency notify:	Phone	Address	City	Relationship
1.				
2.				
Personal References:	Phone	Address	Length of Acquaintance	Occupation
1.				
2.				

<p>*(Required) have you ever been delinquent in payment of your rent or any other financial obligation? If yes, please explain.</p>
<p>*(Required) Have you ever been a defendant in an unlawful detainer action (eviction) lawsuit or defaulted (failed to perform) any obligation of a rental agreement or lease? If yes, please explain.</p>
<p>*(Required) have you ever been convicted of one of the felonies listed in the property's "Things You Need to Know" sheet? If so, please provide specifics regarding the conviction type and date of conviction. Please note that answering this question "yes" does not automatically result in denial of your application, as we will assess the conviction further as indicated in the "Things You Need to Know" sheet.</p>
<p>*(Required) have you ever filed for bankruptcy? If yes, when. _____</p>

<p>Applicant represents that any statements made above are true and correct and hereby authorizes verification of employment, criminal history search, credit and references. Applicant authorizes Fashion Terrace 6888 L.P. to obtain reports that may include but are not limited to credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history, criminal history and employment history. Applicant consents to allow Fashion Terrace 6888 L.P. to disclose tenancy information to previous or subsequent Owners or Agents.</p> <p>Any misstatement of facts on this application shall constitute breaking conditions of the Rental Lease and applicant shall be subject to disqualification.</p> <p>I understand that the \$35.00 fee for verifying this rental application is not a deposit or rent and will not be applied to future rent, or Refunded, even if this application to rent is declined. The application fee is payable only by check or money order.</p>	
Signature: _____	Date: _____
<p>Print form then sign and return to Fashion Terrace Apartment Homes Rental Office</p>	



Things You Need to Know

We will need to see valid photo I.D. to show someone around the property. *

Lease Terms:	Six or twelve months
Application Fee:	\$35.00 per Applicant, non-refundable. (See #1 below for additional details.)
Holding Deposit Fee:	\$800.00 (Upon approval, holding Deposit becomes part or all of the Security Deposit.)
Security Deposit:	Minimum \$800 but depending on Credit and Rental History the deposit may be increased up to the amount of one month's rent. We do not accept debit or credit cards.

1. Application:

Each person of legal age must complete an application and be approved. We do not accept co-signers.

2. Income:

We require total, combined gross income to be at least three times the monthly rent (or equivalent financial assets). For example, if the rent on the apartment home is \$1,500 per month, total gross income (before taxes or other deductions) applicants must have is a minimum of \$4,500 income per month. In order to verify that there is adequate income to make rental payments we require proof of income in one or more of the following forms:

- Pay stubs, Offer of Employment letter, six months of bank statements, tax returns, and proof of ongoing income from a legal settlement, contract employment, government subsidy, divorce decree or maintenance. Students also can provide original loan documents. We will need to see original documents and will make copies for our files.

3. Credit Requirements:

In order to verify that the applicant has demonstrated fiscal responsibility, we require that there are no unpaid collection accounts, and no pattern of late payments. Bankruptcies must be discharged, and a higher deposit will be required. In addition, if there are more than 24% negative accounts reported on the total credit history report, the applicant or applicants will be denied.

4. Rental History:

We require at least one year of verifiable rental history on current/previous address.

5. Criminal History:

We do assess an applicant's criminal history as part of our application screening. Felony convictions for the below crimes may result in denial of an application:

- Assault
- Homicide
- Kidnapping
- Sex Related Offenses that relate to resident or property safety (an applicant's presence on any sex offender registry is not used as part of this process)
- Arson
- Burglary (if this conviction also relates to threats to resident or property safety)
- Robbery
- Destruction of or damage to property
- Vandalism
- Weapons-related offenses
- Drug/narcotic related offenses, including manufacture or distribution.
- Prostitution

In situations where a disqualifying conviction is found, we will undergo an individualized assessment on a case-by-case basis regarding the conviction in question and any evidence showing that any threats to resident or property safety stemming from these convictions has been mitigated or eliminated in some way. We will not seek, consider,

use, or take any adverse action on arrests that do not result in convictions, any information about any referral to or participation in a pre-trial or post-trial diversion program or a deferred entry of judgment program (unless such referral/participation is provided by the applicant for purposes of offering mitigating information), and any information about any infraction, or any criminal conviction that has been sealed, dismissed, vacated, expunged, voided, invalidated, pardoned, or otherwise rendered inoperative by judicial action or by statute or for which a certificate of rehabilitation has been granted pursuant to Cal. Penal Code 4852.01 et seq. (unless such information is provided by the applicant for purposes of offering mitigating information). We will also consider evidence of rehabilitation efforts, including a person's satisfactory compliance with all terms and conditions of parole and/or probation; successful completion of parole, probation, mandatory supervision, or Post Release Community Supervision; a Certificate of Rehabilitation under Penal Code section 4852.01; or other conduct demonstrating rehabilitation, such as maintenance of steady employment; whether the conduct arose from the individual's status as a survivor of domestic violence, sexual assault, dating violence, stalking, or comparable offenses against the individual; whether the conduct arose from the individual's disability, or any risks related to such conduct, which could be sufficiently mitigated or eliminated by a reasonable accommodation; or other relevant facts or circumstances surrounding the criminal conduct and/or conduct after the conviction.

This assessment will be conducted by a point person at our corporate offices. In situations where a disqualifying conviction is found, we will notify the applicant in writing that the results of the criminal history search could result in denial and advise the applicant of the right to present mitigating information and the right to request a copy or description of our criminal history policy. We will ask the applicant to provide the following information:

- Whether there are any factual inaccuracies contained in the criminal history information;
- The facts and/or circumstances surrounding the criminal conduct;
- The applicant's age at the time of the criminal conduct;
- Evidence that the applicant has maintained a good tenant history before and after the criminal conduct;
- Evidence of rehabilitation, including satisfactory compliance with all terms and conditions of parole and/or probation; successful completion of parole, probation, mandatory supervision, or Post Release Community Supervision; a Certificate of Rehabilitation under Penal Code section 4852.01; or other conduct demonstrating rehabilitation, such as maintenance of steady employment;
- Other relevant facts or circumstances surrounding the criminal conduct and/or conduct after the conviction; and
- Any other mitigating factors that the applicant wants considered.

Upon receipt of this information, we will assess the specific conviction(s), any evidence of mitigation, and notify the applicant in writing of our determination once our assessment is completed.

6. Maximum Occupancy:

Studio – 2 people; One-bedroom home – 3 people; Two-bedroom home – 4 people

7. Parking:

Studio and One-bedroom homes – 1 parking stall allowed; Two-bedroom homes – 2 cars allowed in tandem stall, when available

8. General Information:

- Residents are responsible for all utilities, including SDG&E, water, cable, internet and phone connections.
- Residents will be charged for the removal of items that cannot be recycled by our recycling or trash providers.

9. Pets:

Fashion Terrace Apartments must approve all pets in a signed agreement. Pet fees apply.

*The type of identification and the number will be retained on your Welcome Card while you are on the property. At your request this number will be blocked out with felt pen or it will be torn off and returned to you.