

THE STELLRECHT COMPANY
15261 Transistor Lane
Huntington Beach, CA 92649
(714) 898-7557 * (714) 892-5966 - Fax
www.stellrechtcompany.com

Apartment Applying for: _____

Apartment # _____

There is a \$20.00 Application Fee, Per Adult, (Money Order, Cashier Check or Cash) due at the time of remittance

RENTAL APPLICATION

Applicant

Name _____ Telephone (____) _____
Address _____ Apt # _____
City _____ State _____ Zip _____
D.O.B. _____ Drivers Lic.# _____ State _____ Social Security # _____ - _____ - _____
Employer _____ Supervisors Name _____ Phone (____) _____
Address _____ City _____
Gross Salary \$ _____ Job Title _____ Date Employed _____
Other Income \$ _____
Automobile Yr _____ Make _____ Color _____ License # _____
How many pets do you have? _____ What type? _____ Do you have a waterbed? _____
How many evictions or unlawful detainer actions have been filed against you? _____ Explain _____
Have you been convicted of a felon? _____ Explain _____
Have you ever been sued for non-payment of rent? _____ or declared bankruptcy? _____
In case of emergency notify (including non-payment of rent) _____
Relationship _____ Phone (____) _____
Address _____ City _____
Who were you referred by? _____

Previous place of residence (Mandatory)

Dates _____ to _____ Manager _____ Apt Name _____ Ph (____) _____
Address _____ City _____ Zip _____ Apt # _____

Co-Applicant

Name _____ Telephone (____) _____
Address _____ Apt # _____
City _____ State _____ Zip _____
D.O.B. _____ Drivers Lic.# _____ State _____ Social Security # _____ - _____ - _____
Employer _____ Supervisors Name _____ Phone (____) _____
Address _____ City _____
Gross Salary \$ _____ Job Title _____ Date Employed _____
Other Income \$ _____
Automobile Yr _____ Make _____ Color _____ License # _____
How many pets do you have? _____ What type? _____ Do you have a waterbed? _____
How many evictions or unlawful detainer actions have been filed against you? _____ Explain _____
Have you been convicted of a felon? _____ Explain _____
Have you ever been sued for non-payment of rent? _____ or declared bankruptcy? _____
In case of emergency notify (including non-payment of rent) _____
Relationship _____ Phone (____) _____
Address _____ City _____
Who were you referred by? _____

Previous place of residence (Mandatory)

Dates _____ to _____ Manager _____ Apt Name _____ Ph (____) _____
Address _____ City _____ Zip _____ Apt # _____

Names and birthday (w/year) of persons that will reside in apartment: _____

I hereby authorize landlord/agent to verify the validity of all the above information, and to inquire now or periodically with my employers, financial institutions, and any of the credit reporting bureaus available to him. I agree to supply any additional information needed by owner/agent to process this application and I acknowledge that my deposit will be forfeit if I do not comply with any such request. I agree that my screening fee of \$20.00 (per adult) is non-refundable.

Resident

Date

Resident

Date

Office Use:

Owner/ Agent _____ Date _____ Approved _____ Denied/Reason _____

QUALIFYING STANDARDS

A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 18 YEARS OF AGE AND OLDER. PHOTO IDENTIFICATION AND VERIFICATION OF SOCIAL SECURITY NUMBER IS REQUIRED. FOR THE SAFETY, WELL BEING AND COMFORT OF ALL OUR RESIDENTS, WE APPLY THE FOLLOWING CRITERIA TO ALL APPLICATIONS.

1. **RENTAL HISTORY**

At least two years of verifiable, third party rental history or verifiable home ownership or 12 months or more of active military service. If this information can not be verified but applicant qualifies in all other respects, the application may be approved but only on a month to month basis and applicant will not qualify for any move-in specials that are being offered.

2. **RENT TO INCOME RATIO**

Applicants must be able to show 2.8 times the monthly rent in income, which must be verifiable, regardless of source. Self employed applicants must submit their last year's tax return. Applicants who show less than this amount may use a guarantor. A guarantor is a person who lives in Orange County and would qualify to rent the apartment on their own by going through the application process.

3. **CREDIT HISTORY**

This means that all installment loans and revolving accounts should be current with no judgments. Credit history should be at least one year old. If applicant satisfies the other qualifying standards, exceptions to this credit policy may be made with payment of a higher security deposit by applicant. In addition to the normal security deposit, any additional deposit will be calculated as follows: 41% - 55% negative credit-additional \$100, 56% - 70% negative credit-additional \$200, 71% - 85% negative credit-additional \$300, 86% - 100% negative credit-additional \$400. An independent screening organization will be used to screen applicants with applicant paying a non-refundable screening fee. If a credit history can not be verified because the applicant does not have a social security number and the applicant meets the other qualifying standards, the applicant can be accepted by paying a \$1000 security deposit in addition to the normal security deposit.

4. **AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR ANY OF THE FOLLOWING:**

- a) Anyone having been evicted by a previous landlord, unless the applicant can show a satisfaction of judgement from the court.
- b) Anyone having been convicted of manufacturing, using, and/or distributing a controlled substance.
- c) Falsification of any information on the rental application.

We refuse to rent to drug dealers and users. We reserve the right to refuse to rent to anyone who exhibits marked combative, confrontational, or anti-social behavior who we feel may be disruptive to other residents.

5. **AGE:** Applicants must be at least 18 years of age.

6. **NUMBER OF OCCUPANTS**

No more than three persons in a one bedroom, five persons in a two bedroom apartment will be accepted.

7. **DEPOSITS**

All security/cleaning deposits will be due when applicant has been advised that their application has been approved. The apartment for which the applicant has applied will continue to be marketed and shown to other prospective residents until applicant has paid the full security/cleaning deposit and signed the Holding Deposit form. Deposit must be in the form of a certified check, money order or cash. No personal checks will be accepted for the security/cleaning deposit. Keys will not be provided until all deposits and rents have been paid in full.

8. **RENT**

First month's rent must be paid by cash, money order or certified check, no personal checks will be accepted for the first month only.

We do business in accordance with Federal Fair Housing laws and we do not discriminate against any person(s) because of race, religion, color, sex, national origin, marital status, disabilities or sexual orientation.

I HAVE READ AND UNDERSTAND THE CRITERIA FROM WHICH MY APPLICATION WILL BE PROCESSED.

Applicant's Signature _____ Applicant's Signature _____