



Management of RentPFI Apartment Homes has the responsibility to consider equally all qualified applicants. We strive to provide accurate, complete information about available apartments and give equal treatment to all people who inquire. We consider all applicants on a business basis only. We will accept the first application which meets all of our normal rental application and credit check requirements. In the event any part of representation by the Tenant on the rental application is found to be false or fraudulent, the Owner shall have the right to terminate the lease.

APPLICATION REQUIREMENTS -

- An application must be submitted for *each applicant* 18 years and older.
- A Credit check is conducted for *each applicant* 18 years and older.
- Documentation verifying income is required. Combined gross income must equal a minimum of 2.5 times the rent.
- Photo Identification must be presented by each applicant at the time applications are submitted.
- If credit report reflects charge offs, collections, repossessions, repeated late payments, judgments or bankruptcy the application may be denied.
- A clear Unlawful Detainer (no evictions) report is required.
- No co-signers accepted.
- Application fees are \$25 per applicant and are due when the application is submitted Application fees are non-refundable.
- The total security deposit is equivalent to one month's rent. \$ 500 of the total security deposit is due when the application is submitted. The \$500 is refundable for 48 hours from the time the application is approved, or if the application is declined.
- A cashier's check or money order is required for all initial move-in costs.
- Separate cashier's checks or money orders are required for the application fee(s) and the \$500 deposit.

MEGAN'S LAW -

Pursuant to section 290.46 of the penal code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at <http://www.meganslaw.ca.gov>. The Department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a "900" telephone service. The number is 1-900-448-3000. Callers must have specific information about individuals on whom they are checking. Information regarding neighborhoods is not available through the "900" telephone service.

NEIGHBORHOOD CONDITIONS – Prospective Residents are advised to satisfy themselves as to neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime statistics, registered felons or offenders, fire protection, other government services, proximity to commercial , industrial, or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view or traffic, airport noise, noise or odor from any source, wild or domestic animals other nuisances, hazards or circumstances, facilities and condition of common areas, conditions and influences of significance to certain cultures, and/or religions, and personal needs , requirements and preferences of prospective residents.

In cooperation, agreement and in compliance with Federal, State and County laws, RentPFI states the following guidelines the Managers will use in determining a tenants' eligibility.

1. RentPFI prohibits discrimination based on race, color, religion, gender, national origin, sexual orientation, marital status, familial status, age, mental or physical handicap.
2. The Manager may not refuse to show or lease a unit which is on the market to one person while showing or leasing it to another if the decision to do so is based upon the applicants' race, religion, national origin, sex, marital status or physical disability
3. The Management cannot quote different terms to one person than to another.
4. The Management cannot charge a different amount for the rent, credit check or application fee to one person than to another.
5. RentPFI follows the California Health and Safety Code and the Uniform Housing Code, which addresses occupancy limits, surcharges and other prohibitions regarding families with children. This follows the state guideline of two people per bedroom plus one extra person.

If you feel you have been discriminated against, or treated unfairly, for any reason, by any employee of RentPFI, we request you communicate with us, in writing.

- The nature of your complaint
- When the incident occurred
- The employee of RentPFI who is responsible
- Any other relevant information
- Your current address and telephone number so that Management may contact you.

This complaint should be promptly mailed to: RentPFI Apartment Homes
350 Ignacio Blvd
Novato, Ca. 94949

FOR SECURITY AND PRIVACY PURPOSES, this complaint will be delivered only to Office Management Personnel at the main office. It will be kept strictly confidential and available only to the appropriate Senior Management.

For more information on Fair Housing write or call:

Federal: Housing & Urban Development, Region IX, 450 Golden Gate Ave, San Francisco, CA 1- 800-347-3739

State: Department of Fair Employment & Housing 1515 Clay Street, Suite 701, Oakland, CA, 94612 1- 800 233-3212

Local: Fair Housing Advocates of Northern California, 1314 Lincoln Ave, San Rafael, CA 415-457-5025

RENTAL APPLICATION

This application must be filled out by any and all persons who will be signing on a lease and financially and legally responsible for terms and conditions of the lease.

This application is for Management purposes only and will be kept **strictly** confidential.

Full Name:	
Present Address:	

Telephone #:	Work:	Cell/Home:
Email Address:		

Social Security #:	
Drivers License #:	
State Issued:	

I have received, read and signed the Rental Applicant Policies of RentPFI and I have had sufficient opportunities to ask questions of RentPFI personnel regarding these policies and have been satisfied as to any questions I may have.

I consent to RentPFI having permission to obtain information from public or private agencies to verify this application, and, in the event the application is approved, and tenancy begins I consent to RentPFI obtaining information from public or private agencies required for collection efforts during a tenancy or after the termination of a tenancy.

I consent to the sum of Twenty-Five (\$25) per individual/per person in the form of a Check/Money Order made payable to:

FOR TENANCY AT

To cover all expenses incurred, while checking references and verifying this Rental application

THIS FEE IS AGREED TO BE A NON-REFUNDABLE APPLICATION FEE

Applicant Signature	Date	Applicant Signature	Date
Manager Signature	Date	Applicant Signature	Date

Please list other residents who will be named on the lease:

Other Residents

Please list any motor vehicles that will be parked on building premises:

Type of Motor Vehicle	Year

EMPLOYMENT INFORMATION

Current Employer:

Address:

Telephone #:

Current Position:

Name of company representative to speak to for an employment and character reference:

#1 Name:

Telephone:

#2 Name:

Telephone:

Current monthly income from this employer:

\$

How long employed by this company?

How long do you expect to work for this company?

RESIDENCE HISTORY

Present Address:

Telephone #:

Person to contact for Tenant reference:

Name:

Telephone #:

Length of time at present address:

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Amount of rent:

\$

Reason for moving:

If at current residence for less than one-year, prior reference required.

Prior Address:

Telephone #:

Person to contact for Tenant reference:

Name:

Telephone #:

Length of time at prior address:

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Amount of rent:

\$

Reason for moving:

OTHER REFERENCES

Name of Relative:

Address:

Telephone #:

Name of Relative:

Address:

Telephone #:

Name of Non-Relative:

Address:

Telephone #:

PERSON TO CONTACT IN CASE OF EMERGENCY

Name:

Address:

Telephone #:

Work:	Home:
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Relationship:

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How did you hear about us? :
