

# APPLICANT SCREENING CRITERIA

VINTAGE PROPERTIES, L.P.  
3501 Coffee Rd., #4  
MODESTO, CA 95356  
(209) 545-3704

## **Application Fee: \$40.00 per adult**

It is important for Vintage Properties to gather and process requisite data and information when accepting applications for a rental property. These data and information are carefully screened on a consistent basis.

It is important that our residents:

- A. Conduct themselves as good neighbors
- B. Pay the rent on time
- C. Are not involved in illegal activities
- D. For further information, please refer to the Rental/Lease Agreement, addenda, and information included in the "User Manual" published by the California Apartment Association.

We provide equal housing opportunity. We do not discriminate on the basis of race, color, religion, sex, handicap, national origin, familial status, ancestry, marital status, sexual orientation or other factors that are unrelated to legitimate business concerns.

Please review our screening requirements before you apply.

The screening process includes the following:

- A. A face to face interview with all applicants over 18 years of age.
- B. Each adult is to show two pieces of identification, one with a photo.
- C. A completed and signed Rental Application from each adult. **The application fee is \$40.00 per adult and is non-refundable.** This is to be paid when the application is submitted.
- D. We contact all previous landlords.
- E. Minimum criteria include the following:
  - Gross Income 3.0 times the monthly rent
  - No unlawful detainers with the past 5 years
  - Good rental history and references
  - Good credit history and credit score.

If you have any questions concerning the above, please call the office at: (209) 545-3704.

Thank you,  
Vintage Properties, L.P.

# APPLICATION TO RENT

Tenant  
 Guarantor

(All sections must be completed)

**Individual applications required from each occupant 18 years of age or older.**

Last Name		First Name		Middle Name		Social Security Number or ITIN	
Other names used in the last 10 years				Work phone number ( )		Home phone number ( )	
Date of birth		E-mail address				Mobile/Cell phone number ( )	
Photo ID/Type		Number		Issuing government		Exp. date	Other ID
1.	Present address			City		State	Zip
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out						Current rent \$ /Month	
2.	Previous address			City		State	Zip
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out							
3.	Next previous address			City		State	Zip
Date in		Date out		Owner/Agent Name		Owner/Agent Phone number	
Reason for moving out							
Proposed Occupants: List all in addition to yourself	Name			Name			
	Name			Name			
	Name			Name			
Do you have pets?	Describe			Do you have a waterbed?		Describe	
How did you hear about this rental?							
A.	Current Employer Name			Job Title or Position		Dates of Employment	
	Employer address			Employer/Human Resources phone number ( )			
	City, State, Zip			Name of your supervisor/human resources manager			
Current gross income		Check one					
\$		Per		<input type="checkbox"/> Week		<input type="checkbox"/> Month	<input type="checkbox"/> Year
B.	Prior Employer Name			Job Title or Position		Dates of Employment	
	Employer address			Employer/Human Resources phone number ( )			
	City, State, Zip			Name of your supervisor/human resources manager			
Other income source _____ Amount \$ _____ Frequency _____							
Other income source _____ Amount \$ _____ Frequency _____							



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Name of your bank	Branch or address	Account Number

Please list ALL of your financial obligations below.

Name of Creditor	Address	Phone Number	Monthly Pymt. Amt.
		( )	
		( )	
		( )	
		( )	
		( )	
		( )	

In case of emergency, notify:	Address: Street, City, State, Zip	Relationship	Phone
1.			
2.			

Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation	Phone
1.				
2.				

Automobile: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License #: \_\_\_\_\_

Automobile: Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License #: \_\_\_\_\_

Other motor vehicles: \_\_\_\_\_

Have you ever filed for bankruptcy? \_\_\_\_\_ Have you ever been evicted or asked to move? \_\_\_\_\_

Have you ever been convicted of selling, distributing or manufacturing illegal drugs? \_\_\_\_\_

**Applicant represents that all the above statements are true and correct, authorizes verification of the above items and agrees to furnish additional credit references upon request. Applicant authorizes the Owner/Agent to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history. Applicant consents to allow Owner/ Agent to disclose tenancy information to previous or subsequent Owners/Agents.**

Owner/Agent will require a payment of \$40.00 \_\_\_\_\_, which is to be used to screen Applicant.

The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ 18.00 \_\_\_\_\_
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ 22.00 \_\_\_\_\_
3. Total fee charged \$ 40.00 \_\_\_\_\_

The undersigned is applying to rent the premises designated as:

Apt. No. \_\_\_\_\_ Located at \_\_\_\_\_

The rent for which is \$ \_\_\_\_\_ per \_\_\_\_\_. Upon approval of this application, and execution of a rental/lease agreement, the applicant shall pay all sums due, including required security deposit of \$ \_\_\_\_\_, before occupancy.

\_\_\_\_\_ Date

\_\_\_\_\_ Applicant (signature required)



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## CALIFORNIA APARTMENT ASSOCIATION CODE FOR EQUAL HOUSING OPPORTUNITY

The California Apartment Association supports the spirit and intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin.

The California Apartment Association reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public.

Therefore, as members of the California Apartment Association, we agree to abide by the following provisions of this Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy.
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering."
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.



# ADDENDUM TO RENTAL APPLICATION

Have you or ANYONE [regardless of age] who will be residing with you EVER:

Been arrested, cited, prosecuted, plead guilty to or been convicted of any crime?  yes  no

Been placed on probation, parole, or effected by the "Megan Law"?  yes  no

Been in a gang, or are you currently a member of a gang?  yes  no

Been involved in, or are you currently involved in any illegal activity?  yes  no

Been convicted of or had a forcible detainer filed against you?  yes  no

Been a petitioner in a case at bankruptcy court?  yes  no

Had a warrant, or do you currently have a warrant for your arrest?  yes  no

Moved to avoid eviction or because of problems with a tenant or landlord?  yes  no

Please explain all "YES" answers in detail. [What happened, when, where and the results.]

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\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date