

JR Homes Inc.
269 E. 3rd ST. Suite 110
Chico, CA 95928

Phone (530) 343-1900 Fax (530) 343-1909
JRHomesChico.com

UNIFORM RENTAL POLICIES STATEMENT

The following guidelines have been established for renting this living unit so that all applicants will receive the same consideration in determining their eligibility.

Owner follows the California Apartment Association Code for Equal Opportunities and Code of Ethics. Owner/Management will not discriminate against any rental applicant by reason of their color, race, religion, nationality, ancestry, sexual preference, age, marital status, or physical handicap. Or any discrimination prohibited by law.

Each adult must fill out an Application to rent completely. NO BLANKS. Incomplete applications will not be accepted. Falsified information on any application shall be cause for rejection. Applications must be signed before they will be processed. The rental application is being used to determine if:

- a. prospective resident(s) can and will pay the rent
- b. prospective resident(s) will not disturb neighbors
- c. Prospective resident(s) will take care of the property.

All income sources, employment, rental references, personal character references and credit rating will be verified for each applicant.

Unless otherwise guaranteed, applicant(s) monthly net income sources (i.e. take home pay, child support, Social Security, etc.) must be three (3) times one month's rent. All income must be verifiable.

Applicant(s) who do not qualify may possibly qualify with a co-signer.

All applicants and co-signers must provide a copy of a valid driver's license or valid State ID card.

No pets are allowed except legal guide, signal or service dogs.

Prior to occupancy, each resident shall be required to sign a standard rental agreement and/or lease. A copy will be provided. The deposit is due in full upon signing of standard rental agreement and/or lease.

All proposed applicants must be legally qualified and competent to execute a rental contract.

APPLICATION TO RENT

(all sections must be completed)

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

APPLYING FOR:

Apt No. _____ Located at _____ Rent Amt _____ Per _____

How did you hear about rental? _____ Expected Move-In Date: _____

Name: _____ Phone: () _____
Last First Middle

Social Security #: _____ Driver's Lic and State: _____ Birthdate: _____
Month-Day-Year

LIST ALL ADDITIONAL OCCUPANTS WHO WILL RESIDE IN UNIT

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

RENTAL HISTORY

Current Address: _____
Street Unit# City State Zip

How Long: From (Month/Year): _____ To: _____ Rent Paid: _____

Owner/Manager: _____ Tel: _____ Reason for leaving: _____

Previous Address _____
Street Unit# City State Zip

How Long: From (Month/Year): _____ To: _____ Rent Paid: _____

Owner/Manager: _____ Tel: _____ Reason for leaving: _____

Second Previous Address _____
Street Unit# City State Zip

How Long: From (Month/Year): _____ To: _____ Rent Paid: _____

Owner/Manager: _____ Tel: _____ Reason for leaving: _____

CURRENT EMPLOYMENT

Company Name: _____ Address: _____

Phone: _____ Occupation: _____ Monthly Salary: \$ _____

Name of Supervisor: _____ Dates of Employment - From: _____ To: _____

PREVIOUS EMPLOYMENT

Company Name: _____ Address: _____

Phone: _____ Occupation: _____ Monthly Salary: \$ _____

Name of Supervisor: _____ Dates of Employment - From: _____ To: _____

ADDITIONAL INFORMATION

1. Have you ever had any credit problems? Yes No
2. Have you ever had an unlawful detainer filed against you? Yes No
3. Have you ever been evicted for non-payment of rent or for any other reason? Yes No
4. Have you ever filed bankruptcy? Yes No
5. Have you ever been convicted of a felony? Yes No If so, what _____ When _____
6. Do you have any pets? Yes No If yes, How many? _____ Describe: _____
7. Will you be using any water-filled furniture in your residence? Yes No

BANKING INFORMATION

Name of Bank/S&L/Credit Union: _____ Branch Address: _____

Checking # _____ Approx. Bal. _____ Savings # _____ Approx. Bal. _____

Name of Bank/S&L/Credit Union: _____ Branch Address: _____

Checking # _____ Approx. Bal. _____ Savings # _____ Approx. Bal. _____

CREDIT REFERENCES (Credit Cards/Car Payments/Other Loans)

Company Name: _____ Address/City: _____

Account# _____ Present Balance: _____ Monthly Payment: _____

Company Name: _____ Address/City: _____

Account# _____ Present Balance: _____ Monthly Payment: _____

Company Name: _____ Address/City: _____

Account# _____ Present Balance: _____ Monthly Payment: _____

PERSONAL REFERENCES

Name	Address & City	Phone	Time Known	Relationship

EMERGENCY CONTACT

Name: _____ Address: _____

Relationship: _____ Phone: () _____

VEHICLES (Operable Automobiles including Trucks, Vans, Motorcycles)

Year: _____ Make: _____ Model: _____ Color _____ License# _____ State: _____

Year: _____ Make: _____ Model: _____ Color _____ License# _____ State: _____

Applicant represents that all of the above statements are true and correct and hereby authorizes their verification including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references on request. Owner/Agent is authorized to obtain a credit report now and in the future.

In connection with my application for rental and/or employment, I understand that background inquires may be made on myself including consumer, criminal, driving and other reports. Employment reports may include information as to my character, work habits, performance and experience along with reasons for termination of past employment from previous employers. I understand that information may be requested from various federal, state and other agencies and entities, public and private, which maintain records concerning my past activities relating to driving, credit, criminal, civil and other experiences as well as claims involving me in insurance company files.

I authorize, without reservation, any party or agency contacted, to furnish completely and without limitation, any and all of the above mentioned information and any other information related thereto. Further, I will release from liability and will defend and hold harmless all requesters and suppliers of information in accordance herewith.

The undersigned makes application to rent housing accommodations designated for the amount and location as set forth above and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including requested deposits before occupancy.

Dated: _____



UNAUTHORIZED REPRODUCTION OF THIS FORM IS ILLEGAL



GUARANTEE OF RENTAL AGREEMENT CO-SIGNER AGREEMENT AND APPLICATION

The undersigned (herein referred to as GUARANTOR) in consideration of the execution of the lease rental agreement hereinafter referred to, hereby unconditionally guarantees and promises to pay or perform on demand any and all debts, obligations, and liabilities of _____ (hereinafter known as RESIDENT), under or arising out of the lease agreement entered into by and between JR Homes Inc. and RESIDENT for the property known as _____

Upon the failure of RESIDENT to perform any and all conditions of the lease rental agreement which include, but are not limited to, payment of rent and payment of damage and/or cleaning fees in excess of the security deposit, GUARANTOR will perform the same. This is a continuing guarantee, which applies to any renewal, extension, modification, or amendment of aforesaid lease rental agreement, without notice to GUARANTOR. GUARANTOR specifically acknowledges that Resident's occupancy of the premise is conditioned on GUARANTOR'S continuing obligation. _____ (Initial)

GUARANTOR hereby waives each and all of the following:

- (a) Notice of acceptance of this guarantee
- (b) Notice of any renewal, extension, modification, or amendments of the aforesaid lease rental agreement
- (c) Notice of RESIDENT'(S) default under the aforesaid lease rental agreement
- (d) The right, if any, to benefit of or to direct the application of any security held by JR Homes Inc.
- (E) The right to require JR Homes Inc. to proceed against the aforesaid resident or any other party Liable, or to pursue any other remedy in it's power, and agrees that JR Homes Inc. may proceed against GUARANTOR directly and independently of any other party liable, and that the cessation of the liability of any other party for any reason other than full payment, shall not in any way affect the liability of GUARANTOR;
- (F) Any defense of the aforesaid RESIDENT or of any other party liable.

This guarantee shall be valid only upon it's acceptance by JR Homes Inc. in Chico, California. This guarantee and the rights and obligations of the parties hereby shall be governed by and construed in accordance with California law. Guarantor hereby consents to jurisdiction by, and waives any objection to the exercise of jurisdiction by, the appropriate court in the County of Butte, State of California. In the event an action is brought to enforce performance of this agreement, the prevailing party shall recover reasonable attorney's fees and court costs.

THIS SECTION TO BE COMPLETED BY GUARANTOR

I have read the above terms and conditions and hereby agree to be bound by them.

Date _____ Signature of Guarantor _____

Name _____ Social Security # _____

Telephone () _____ Date of Birth _____

Address _____

Drivers License # _____

Employment _____ Income _____

Business Address _____

Employment Contact _____ Phone () _____

Guarantor hereby authorizes verification of the above information including the obtaining of a credit report and agrees to furnish additional credit references on request. Owner/Agent is authorized to obtain a credit report now and in the future. **INSTRUCTIONS:** We must have verification of your signature. This can be accomplished by either having this form Notarized or by sending a copy of your current Driver's License with your valid signature. **ANY ALTERATIONS TO THIS FORM WILL DEEM IT INVALID.**