

CASA VIOLIN APARTMENTS

27626 Violin Canyon Road, Castaic, CA 91384

818-290-4368 • casaviolin@gmail.com

APPLICANT QUALIFICATION CRITERIA FOR RENTING

Before filling out an application, please read the requirements below.

If you have any questions, please text or call our manager at

818-290-4368 or email casaviolin@gmail.com.

Application Requirements:

- A favorable credit history with a minimum credit score of 650
- Verifiable household income that is at least 2.5 times the monthly rent GROSS per applicant (or primary paying applicant)
- A copy of a photo ID
- No prior evictions or collection records for non-payment of rent
- No criminal convictions for crimes considered harmful to people or property
- Employed at same company for minimum of 3 months
- A fully completed and signed rental application for each applicant 18 years or older
- No co-signers
- Favorable references from current and previous landlords
- Favorable personal and/or professional references
- For move in, the security deposit and pro-rated rent must be paid in cash or cashier's check

Required documents:

- **Photo Identification:** Please bring your photo identification with you when you submit your application. The following qualify as Photo IDs: Driver's license, Passport, State Issued ID card, (*Military ID cards not accepted*).
- **Application Fee:** An application fee in the amount of \$40 (*cash or money order only*) will be collected for the purpose of obtaining tenant screening reports. EACH application requires a payment of \$40. We cannot process your application until you pay the \$40 application fee which must be done in person with the manager.
- **Proof of Income** may be required in some cases. Proof of income includes pay stubs, employer verification or tax records. Self-employment must be verified through tax records.

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APPLICATION TO RENT OR LEASE

APPLICANT *Each Applicant over the age of 18 must complete their own application form*

PLEASE PRINT

First, Middle, Last Name	Date of Birth	Social Security #	Driver's License #
Other Names Used In the Last 10 Years	Home Phone	Cell Phone	Email Address

ADDITIONAL OCCUPANTS *List everyone who will live with you:*

First, Middle, Last Name	Date of Birth	Relationship To Applicant

EMPLOYMENT

	Current Employment	Prior Employment
Employer		
Address		
Employer Phone		
Job Title		
Name of Supervisor		
Dates of Employment	From: To:	From: To:
Income Per Month	\$	\$

RESIDENCE

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Owner/Manager And Phone number			
Reason For Leaving			
Last Rent Paid	\$	\$	\$

VEHICLES

Automobiles	Make	Model	Color	Year	License No.

Motorcycles					

PERSONAL REFERENCES

In Case Of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			



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• San Fernando Valley (818) 988-9200 • Los Angeles (323) 937-8811 • Long Beach (562) 597-2422 • Garden Grove (714) 539-6000 • San Diego (619) 280-7007 • Northern California (510)769-7521

CREDIT INFORMATION *Please list all your financial obligations*

Name of Bank or Savings & Loan		Branch or Address	Account No.		Balance
			Checking		\$
			Savings		\$
Credit Accounts	Account No.	Address/City	Phone	Balance	Due Monthly

GENERAL INFORMATION *Check answer that applies*

- Do you smoke? YES NO
- Do you have any pets/animals? YES NO
- Have you ever filed for bankruptcy? YES NO
- Do you have any musical instruments? YES NO ▪ Do you have any water-filled furniture or do you intend to use YES NO water filled furniture in the apartment?
- Have you ever been convicted for selling, possessing, YES NO distributing or manufacturing illegal drugs or convicted of any other crime?
- Have you ever been evicted or named as a defendant in an YES NO eviction for non-payment of rent or any other reason?

Please explain any "yes" answers to the above questions:

Why are you leaving your current residence? _____

The applicant hereby applies to rent/lease Apartment # _____ at _____
_____ for \$ _____ per month, and upon owner's approval agrees to
enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An application fee of \$ _____ is hereby submitted for the cost of processing this application, to obtain
credit history and other background information.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, Telechecks, and/or criminal background reports. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. In the event that a material misstatement or misrepresentation is discovered after Applicant is accepted as a Resident, and whether or not a Lease or Month to Month Rental Agreement is executed, Owner may, at Owner's sole discretion, deem such misstatement or misrepresentation to be a material and non-curable breach of any subsequent Lease or Month to Month Rental Agreement and grounds for rescission of the contract and immediate eviction. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

Applicant: _____ Date: _____
(Signature required)



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