

MOUNTAIN VIEW APARTMENTS	MELISSA (909) 913-3619	COLTON, CA
MAGNOLIA WOODS APARTMENTS	DANA (951) 346-6491	RIVERSIDE, CA
BANK STREET APARTMENTS	SHERRI (661) 342-2404	BAKERSFIELD, CA

Application Requirements

All sections of the application must be filled in completely and signed along with all the supporting documents. If application is not complete or if we do not receive all supporting documents in whole your application cannot be processed.

A COMPLETE APPLICATION INCLUDES:

1. COMPLETELY FILLED-OUT AND SIGNED APPLICATION
2. COPY OF DL AND SSN
3. ALL SUPPORTING DOCUMENTS
4. \$35 APPLICATION FEE (per applicant non- refundable) Cash or Zelle 661- 342-2404.

Complete applications will be processed in the order they are received. The application is considered pending until all requirements are met. Applications are accepted until an applicant is approved and a **Holding Deposit** is received.

- The application process takes about 2-3 business days to complete. The time frame may vary depending on our ability to contact and receive applicant references and rental history.

REQUIREMENTS:

1. Bring home pay after taxes taken out must be at least 2 ½ times the amount of rent
2. Fico score at or above 650
3. No prior criminal Activity
4. No Evictions
5. 1 year at current job
6. 1 year rental history

In order to process your rental application, we require the following 6 items to be turned in. (NO ECEPTIONS)

All prospective tenants 18 years or older MUST complete an application and pay the \$35 application fee.

1. **\$35 Application Fee** (NON REFUNDABLE) Cash or Zelle 661-342-2404
2. **Application** (Completely filled in and signed)
3. **Current Driver's** License and Social Security Card
4. **1 month** of your most recent pay stubs.
5. **2 months** of the most current bank statements. (No screen shots, this must be printed out)
6. **Copy of current utility bill** in your name
7. If needed: Proof of other income (Child Support, Social Security, etc.)

Approved Applications:

Please note that if we do not receive the holding deposit after 24 hours, the apartment will go to the next approved applicant.

1. Upon approval of your application, you will have 24 hours to bring in a Holding Deposit (money order or cashier's check).
2. Holding Deposit is \$500. Funds will be applied to move-in charges.
3. Sign a Holding Deposit Agreement. The Holding Deposit Agreement states that you will take possession within 14 days from the date you signed the Agreement.
4. Prior to taking possession, you will be required to sign a Rental Agreement and pay First month's rent, Prorate rent if applicable, plus remaining deposit (cashier's check or money order).

Failure to comply with (A) above can cause you to lose the apartment.

Failure to comply with (B) above will result in a breach of the Holding Deposit Agreement. If you change your mind and do not want to rent the apartment after paying the Holding Deposit, Management retains \$50 per calendar day from the Holding Deposit funds as "lost rental damages".

After 3 calendar days the Holding Deposit is non-refundable.

By submitting the application, you acknowledge you have read and agree to all terms stated above.