

RENTAL APPLICATION

ORANGE COUNTY

The Aspens South Coast
1601 W. MacArthur Blvd.
714-557-0333

Aspen Village
3600 Aspen Village Way
714-751-1332

Santa Fe Village
3700 Santa Fe Village Drive
714-751-7777

The Aspens Fairhaven
1201 Fairhaven Avenue
714-639-9100

RIVERSIDE

The Aspens Riverside
7955 Magnolia Avenue
951-688-6101

MARINA DEL REY

Villa del Mar
13999 Marquesas Way
310-823-4644

APPLICATION TO RENT (page 1 of 3)

Individual applications required from each occupant 18 years of age or older. (All sections must be completed)



Application date: _____	Security deposit \$_____	Monthly rent \$_____
Prepared by: _____	Other deposit \$_____	Refrigerator \$_____
Apartment type: _____	Other deposit \$_____	Other _____ \$_____
Apartment number: _____	Total Deposit: \$_____	Other _____ \$_____
Rental start date: _____		Total Monthly Rent: \$_____
Other comments: _____		

PERSONAL INFORMATION

Last name: _____ First name: _____ M.I.: _____ Date of birth: ___/___/___
 Social security no: _____ Cell phone: _____ E-mail: _____
 Driver's lic. no. / State: _____ Expiration date: _____ Verified by: _____
 or Passport, State ID: _____ Expiration date: _____ Verified by: _____
 Local emergency contact (not living with you): Name: _____ Relationship: _____
 Address: _____ Phone: _____ Cell: _____

List below all others who will be occupying the apartment with you:

Name: _____ DOB: _____ Name: _____ DOB: _____
 Name: _____ DOB: _____ Name: _____ DOB: _____

Will you be bringing any animals with you? _____ If so, how MANY and what KIND? _____

FINANCIAL INFORMATION

Current employer (if employed): _____ Office phone: _____
 Work address: _____ City: _____ State: _____ Zip: _____
 Monthly salary: \$_____ Length of employment: _____ Position: _____

List other income below (including but not limited to child support, spousal support, SSI/disability or other govt. income, retirement or trust fund):

Monthly amount: \$_____ Source: _____ Monthly amount: \$_____ Source: _____

RESIDENCE HISTORY - last 5 years

Present address: _____ City: _____ State: _____ Zip: _____
Home phone: _____ Length of residence: _____ Own or rent: _____
Monthly rent/mortgage: \$ _____ Landlord name: _____ Landlord phone: _____
Reason for moving: _____

If above residence was for less than 5 years, please complete up to 5 years below:

Previous address: _____ City: _____ State: _____ Zip: _____
Rent: \$ _____ Length of residence: _____ Previous landlord: _____ Landlord phone: _____
Previous address: _____ City: _____ State: _____ Zip: _____
Rent: \$ _____ Length of residence: _____ Previous landlord: _____ Landlord phone: _____
Previous address: _____ City: _____ State: _____ Zip: _____
Rent: \$ _____ Length of residence: _____ Previous landlord: _____ Landlord phone: _____

VEHICLE INFORMATION

Number of cars you will keep at this address: _____
Make of car: _____ License no: _____ State: _____ Year: _____ Color: _____
Make of car: _____ License no: _____ State: _____ Year: _____ Color: _____
Other vehicles (boats, trailers, motorcycles) *NOTE: parking or storage of boats, trailers or other RV's on the property is not allowed.*
Description: _____ License no: _____ State: _____ Year: _____ Color: _____
Description: _____ License no: _____ State: _____ Year: _____ Color: _____

BANKING REFERENCES

CHECKING - Bank name: _____ Account No: _____ Average Balance: \$ _____
Bank address: _____ City: _____ State: _____ Zip: _____
CHECKING - Bank name: _____ Account No: _____ Average Balance: \$ _____
Bank address: _____ City: _____ State: _____ Zip: _____

MISCELLANEOUS

Have you ever filed bankruptcy? Yes No If yes, year bankruptcy was filed: _____ Other notes _____
Have you ever been evicted or asked to move for cause? Yes No If yes, explain: _____
How did you hear of these apartments? _____
What impressed you most? _____
How many times have you visited the apartments? _____

HOLDING DEPOSIT AGREEMENT

On the date indicated below, Owner/Agent received \$ _____ as a holding deposit from the undersigned, hereinafter called "Applicant" as consideration for the Owner/Agent's agreement to take off of the rental market the premises indicated at the top of this Application To Rent. Applicant understands that once this agreement is signed by Applicant, and the holding deposit is received by Owner/Agent, the premises will be taken off the rental market and reserved for Applicant, and other potential applicants will be turned away. Note that a binding rental agreement will be subject to Owner/Agent's acceptance of Applicant's application, written verification of Applicant's income and housing history, and subject to Owner/Agent and Applicant entering into a separate rental agreement/lease. However, this Holding Deposit Agreement will be binding upon execution by Owner/Agent and Applicant. If Owner/Agent is unable to get verification of Applicant's income, housing history and other required verifications within two (2) business days from application date, the rental will be considered denied.

Denial of Application by Owner/Agent - Deposit Refund - If Applicant is not approved, Owner/Agent will refund to Applicant the entire deposit amount within ten (10) business days from the date Applicant was notified that the application was not approved (subject to the check clearing the bank if deposited). If Applicant has been approved with a change in terms, Applicant has 48 hours from notification to reject the new terms and receive a full refund of the deposit paid. After said 48 hours, if Applicant has not cancelled the rental, the new terms will be deemed accepted by Applicant.

Acceptance of Application - If Owner/Agent approves Applicant, Applicant must sign a rental agreement/lease (in a form acceptable to Owner/Agent) for the premises no later than the move in date, or Owner/Agent will deduct "lost rental damages" (as defined below) incurred by Owner/Agent as a result of holding the subject premises off the rental market. If Applicant signs a rental agreement/lease, Owner/Agent and Applicant will apply the holding deposit to the security deposit. If there is an inconsistency in the terms of this Holding Deposit Agreement and the Rental Agreement/Lease signed by the parties, the Rental Agreement/Lease will control.

Applicant's Failure to Enter into Rental Agreement/Lease - If Applicant, after being approved, chooses not to enter into the Rental Agreement/Lease, Owner/Agent may deduct from the holding deposit "lost rental damages" to cover the lost opportunity to rent the premises. **Owner/Agent and Applicant agree that "lost rental damages" will be 1/30th of the monthly rent specified at the top of this Application To Rent for each day the premises was taken off market beginning the date of this agreement and ending on the "Rent Start Date" specified at the top of this Application To Rent.**

Within ten (10) business days after the subject premises is put back on market, Owner/Agent will return to Applicant, at the Applicant's "Present Address" indicated on this Application To Rent, any holding deposit balance remaining. If Applicant pays the holding deposit by check, Owner/Agent's return of any holding deposit balance remaining will be subject to prior verification that the Applicant's check(s) have cleared the bank.

If a check given for the holding deposit, or any subsequent check given prior to the move-in, is returned by the bank for any reason, the check must be replaced with certified funds within 24 hours or the rental will be cancelled. If the check is replaced within 24 hours the deposit on the rental will automatically increase to one month's rent, if not already higher.

Applicant represents that all of the statements on this Application To Rent are true and correct. I hereby authorize owner and its authorized agents, employees and representatives to obtain verification of the above information including but not limited to residence history, and employment status and to obtain a copy of my credit report from an authorized credit reporting agency. Applicant consents to allow Owner/Agent to disclose tenancy information to previous or subsequent Owners/Agents. I agree that the landlord may decline this application and terminate at any time any agreement entered into in reliance on any misstatement made above.

This application is made with the understanding that it is subject to acceptance by the owner and execution and delivery of a rental agreement covering said premises. Please allow a minimum of four (4) business days to process your application.

Applicant agrees that Management shall not be liable for any delay in the date said apartment unit is ready for occupancy.

Applicant: _____ **Date:** _____ / _____ / _____

Manager: _____ **Date:** _____ / _____ / _____

Note: This application must be completed in its entirety. No apartment will be held without a complete application and a deposit.

OFFICE USE ONLY

Credit and references checked by: _____ Date: _____ / _____ / _____

Income verification: Check stub Bank statement Other _____

Comments: _____

Present landlord: _____ Was landlord verification received? _____

Previous landlord: _____ Was landlord verification received? _____