

APPLICATION



DATE _____

_____ COMPLEX NAME & CITY

1. APPLICANT

Name (Please Print) _____ Birth Date _____ Social Sec. No. _____ Driver's License No. & State _____
 First _____ MI _____ Last _____

2. INCOME INFORMATION:

A. CURRENT EMPLOYER _____ HOW LONG ____ SUPVR _____ PHONE _____
 ADDRESS _____ ZIP CODE _____ SALARY (MO.) _____
 B. PREVIOUS EMPLOYER _____ HOW LONG ____ SUPVR _____ PHONE _____
 ADDRESS _____ ZIP CODE _____ SALARY (MO.) _____
 C. OTHER INCOME (SOURCE) _____ AMOUNT _____
 TOTAL MONTHLY INCOME \$ _____

3. RESIDENCE INFORMATION:

A. PRESENT ADDRESS _____ HOW LONG ____ RENT AMOUNT: _____
 CITY, STATE, ZIP _____
 NAME OF MANAGER AND PHONE (Required) _____
 B. PREVIOUS ADDRESS _____ HOW LONG ____ RENT AMOUNT: _____
 CITY, STATE, ZIP _____
 NAME OF MANAGER AND PHONE (Required) _____
 A. PRESENT ADDRESS _____ HOW LONG ____ RENT AMOUNT: _____
 CITY, STATE, ZIP _____
 NAME OF MANAGER AND PHONE (Required) _____

4. PERSONAL REFERENCES: (NOT RELATED)

FULL NAME	RELATIONSHIP	ADDRESS	PHONE

5. ADDITIONAL OCCUPANTS: (List any and all other proposed occupants.)

 Full Name _____ Birth Date _____ Full Name _____ Birth Date _____

 Full Name _____ Birth Date _____ Full Name _____ Birth Date _____

 Full Name _____ Birth Date _____ Full Name _____ Birth Date _____

6. OTHER INFORMATION:

A. HOME PHONE NO. _____ MOBILE/CELL PHONE NO. _____
 B. EMAIL ADDRESS _____
 C. AUTOMOBILE _____ YEAR _____ LICENSE PLATE # _____
 D. AUTOMOBILE _____ YEAR _____ LICENSE PLATE # _____
 E. OTHER MOTOR VEHICLES _____
 F. WILL YOU HAVE PETS? (Describe) _____
 G. WILL YOU HAVE A WATERBED? (Describe) _____
 H. HAVE YOU EVER BEEN CONVICTED OF SELLING, DISTRIBUTING OR MANUFACTURING ILLEGAL DRUGS?

 I. HAS AN UNLAWFUL DETAINER EVER BEEN FILED AGAINST YOU?

 J. HAVE YOU EVER FILED FOR BANKRUPTCY? _____
 K. IN CASE OF EMERGENCY NOTIFY _____ PHONE NO. _____
 L. IN CASE OF EMERGENCY, MY KEY MAY BE GIVEN TO: _____

The undersigned Applicant hereby offers to rest/ lease real property described herein as THE PROPERTY.

Applicant has no rights to said property until a Rental Agreement/Lease is duly executed after the approval of the Application. I understand that the fee for verifying this application is not a deposit or rent and may not be applied to rent or refunded even if this application is declined.

Applicant represents all information in this Application to be true and accurate and authorizes owner/ manager, his/her/its employees and agents verify said information in person, mail, phone, fax, email or otherwise, to help determine Applicant's rental, credit, financial and character standing. Applicant hereby releases owner/manager, his/hers/its employees and agents, Hoban Management Inc. it's employees and agents and any and all other firms or persons investigating or supplying information are hereby authorized to release, with reservation or limitation, any and all such information they have concerning Applicant and in so doing, will be acting on Applicant's behalf at Applicants request and will be held blameless and without any liability whatsoever. A copy, fax, or other reproduction of this Authorization shall be as effective as the original.

Signature of applicant _____

RECEIPT FOR TENANT SCREENING AND/OR CREDIT CHECKING FEES

On _____, Owner/Agent received \$ _____ from the undersigned, hereinafter called "Applicant," who offers to rent from Owner/Agent the premises located at: _____, Unit # (if applicable) _____ (Street Address)

_____, _____, CA _____.
(City) (Zip)

Actual Cost of Credit Report and/or other screening reports \$ _____.

Cost to obtain, process and verify screening information \$ _____. (May include staff time and other soft costs)

Total fee charged \$ _____.

Applicant

Date

Owner/Agent

Date

Residency History and Verification Form

Date: _____

TO: _____

From: _____

RE: _____

The above person(s) has applied for an apartment at _____. To process this application we would appreciate if you would provide us with the following information. I/We authorize the release of any information Hoban Management In. or its agents may request from third parties regarding myself and all other persons included in the application for _____ Apartments.

Name (Print)

Signature

Name (Print)

Signature

Address of unit rented: _____

Rent Amount\$ _____ Paid on time? _____ Number of times late _____

Yes or No

Any NSF's: _____ Number of NSF's: _____

Move In Date: _____ Move out Date: _____

Any Violation Notices? _____ Reasons? _____

Was proper notice given? _____ Did Management give notice? _____

Any pets? _____ Would you re-rent to them? _____

Additional Comments: _____

Verifying Signature: _____ Title: _____

Please fax back to: _____ Fax Number: _____

EQUAL HOUSING OPPORTUNITY

Hoban Management Inc.

Rental Screening Criteria

In Order To Rent You Must Supply:

- A completed rental application
- A US Government Identification
- Copy of recent pay stubs
- Credit check charge - \$25 per person
- Deposit & first month rent must be in cashiers check or money order

CRITERION 1: INCOME

You must be employed by current job for a minimum of three (3) months. You must have verifiable income. In lieu of pay-stubs: tax return, bank statements, W2's and assistance award letters can be used for verification. If unemployed or retired, proof of income / assets must be provided, and must be at least 12 times the rent.

CRITERION 2: CREDIT

This community uses a statistically sound credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics so all applicants are treated objectively. Your credit report contains information about you and credit experiences including your bill-paying history, the number and type of accounts you have, late payments, collection actions, outstanding debt, rental history and the age of your accounts.

Based on your credit score and related data source information, your application will be either accepted, conditional acceptance or be declined. If your application is denied or accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies, which provided your consumer information to us.

“Conditional Accept” will pay two (2) times the rent as the security deposit.

Co-signer/Guarantors are accepted for the disabled. At some communities, co-signers/guarantors are accepted per community policies. When a co-signer/guarantor is accepted, the co-signer/guarantor must apply and be qualified as a resident. Guarantors and co-signers have full financial responsibility under the lease and may not be used in lieu of an additional deposit.

CRITERION 3: RENTAL/MORTGAGE PAYMENT HISTORY

The rental/mortgage payment history of the past two (2) years will be reviewed for all household members age eighteen (18) and over. There may be no late payments or NSF's in the past six months; there may be no more than three late payments or three NSF's in the past two (2) years.

If there is no rental/mortgage history, the apartment can be rented if security deposit paid is equal to one (1) months rent.

CRITERION 4: RESIDENCE HISTORY

All household members age eighteen (18) and over must have satisfactory residence history; there may not be any instances of noncompliance with the terms and conditions of a rental agreement/lease in the past two (2) years.

CRITERION 4: OCCUPANCY REQUIREMENT

- Studio – 2 persons
- 1 bedroom – 3 persons
- 2 bedrooms – 5 persons
- 3 bedrooms – 7 persons

Reasons for not approving an application include, but are not limited to: bankruptcy, insufficient income, unpaid judgments, evictions, outstanding rent debt, household size exceeding occupancy limits, and falsification of the application information.



Effective 08/03/2007



First American Registry, Inc.

Rental Scoring & Your Rental Application

Many landlords rely upon “Rental Scores” to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process.

How is my rental score determined?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants more consistently and impartially. Additionally, your rental score never uses certain characteristics like—race, color, sex, familial status, handicap, national origin, or religion—as factors.

How is my rental score used?

Rental decisions are based upon how much risk a landlord is prepared to accept. Each landlord, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results depending on where you apply. Your rental score might mean a denial at one property, while the same score might be approved at another. It all depends upon the risk a landlord is prepared to accept.

What can I do to improve my rental score?

Your rental score may change if the underlying information is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt. Your chances of approval should also improve if you apply for an apartment with lower monthly rent.

Where can I have my score explained?

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a free copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of denial.

First American Registry, Inc.
ATTN: Consumer Relations Department
11140 Rockville Pike, PMB 1200
Rockville, MD 20852
Ph. (888) 333-2413

Applicant Signature

Date

California Civil Code § 1786.22

You have a right under California law to inspect files maintained on you by an investigative consumer reporting agency pursuant to any of the following procedures, during normal business hours and on reasonable notice:

- 1) You may personally inspect the files if you provide proper identification (e.g., valid driver's license, social security account number, military identification card, credit card(s), and may receive a copy of the file for the actual cost of duplication services provided.
- 2) You may make a written request, by certified mail and with proper identification, as described above, for copies to be sent to a specified addressee.
- 3) You may make a written request, with proper identification as described above, for telephone disclosure of a summary of information contained in your files, if any toll charge is prepaid by or charged directly to you.

If you are unable to provide "proper identification" through the types of cards or numbers listed above, the agency may require additional information concerning your employment and personal or family history in order to verify your identity.

The agency must provide trained personnel to explain to you any information that the agency is required to furnish to you from your file. The agency also must provide you with a written explanation of any coded information contained in your files at the time your file is provided to you for inspection. You are permitted by law to be accompanied by one other person of your choosing when inspecting your files. That person must furnish reasonable identification. The agency may require you to provide the agency with a written statement granting permission to the agency to discuss your file in such person's presence. The agency also is not required by law to make available to you the sources of information in your files, although such information would be obtainable through discovery procedures in any court action brought under the Investigative Consumer Reporting Agencies Act.

Tenant Screening Report Authorization and Notice

As part of Hoban Management screening procedure for residency, Landlord/ Agent will obtain the following report(s) about you:

	Nature of Report	Scope of Report
	Eviction report	
	Criminal history records ¹	
	Financial history (other than credit check)	
	Employment history verification	

The report(s) may contain information about your character, general reputation, personal characteristics and/or mode of living, and will be used, in part to verify information contained in your application for residency. The report(s) will be obtained from the following company:

First Advantage SafeRent
ATTN: Consumer Relations Department
11140 Rockville Pike, PMB 1200
Rockville, MD 20852
Ph. (888) 333-2413

A summary of consumer rights under the California Investigative Consumer Reporting Agencies Act, California Civil Code § 1786.22 is attached². Landlord/Agent reserves the right to verify any information provided by you in your application by any other method allowed by law.

By signing below, you authorize Landlord/Agent to obtain the indicated report(s). Additionally, if you are applying for residency with a co-applicant, you authorize Landlord/Agent to release any and all information related to your application for residency (including your application form, your credit reports, the report(s) indicated above, and any other notice of adverse action related to these item(s), to your co-applicants.

Landlord/Agent will provide you with a copy of your report(s) at your request. Please indicate below whether you want a copy of your report(s) and return this form to the Landlord/Agent leasing agent. If you request a copy of your report(s), they will be sent to you within three business days after Landlord/Agent receives the report(s).

(If checked) Yes, I would like a copy of my report(s). Please provide them to me at the following address: _____

(If not checked) No, I do not want a copy of my report(s).

If you do not indicate a preference above, your report(s) will not be sent to you.

Date: _____

Signature: _____

Print Your Name: _____

FOR OFFICE USE ONLY

A copy of the report(s) were provided to the applicant by _____ personal delivery _____ first class mail on _____ by employee _____

¹ While Landlord/Agent may obtain criminal history checks on potential residents, occupants, guests or contractors in the Community, Landlord/Agent has no duty to do so, and does not warrant or guarantee the personal safety of any resident, occupant, guest or other person in the Community.

² The issue to as whether the specified reports fall under the California Investigative Consumer Reporting Agencies Act ("ICRA") is contested and is currently being litigated. Landlord/Agent does not admit or concede that ICRA applies to these reports.