

QUALITY PROPERTY MANAGEMENT

Walnut Village Apartments

5341 Walnut Avenue

Sacramento, CA 95841

(916) 348 - 3494

Tenant Qualifications

We are pleased that you are considering Walnut Village Apartments as your home.

To become a resident of Walnut Village Apartments you must qualify under the following guidelines.

1. The household monthly income must be at least 3 x the monthly rent. Verification of income is required. This may include but is not limited to pay check stubs. If you are Self-employed please provide your last income tax return.
2. You must have at least 1 year of positive rental history. And the rental history must be verifiable.
3. Credit history may not include derogatory credit with the exception of medical bills and student loans. A copy of your credit report will be obtained through an outside agency.
4. You must have no evictions on your rental history.
5. Bankruptcy that occurred in the past 3 years will be considered a disqualifying condition.
6. All information must be complete and accurate. Applications that are incomplete or falsified will be denied.
7. Failure to supply requested information or documentation that apply to the application approval process will be ground for denial.
8. Our occupancy rule is 2 per bedroom + 1. (Example: For a 2 bedroom unit no more than 5 occupants.)

An application must be completed for all applicants that are 18 years or older. Two pieces of I.D. must be shown at the time of application. We require at least one photo I.D. (a driver's license, passport, employee I.D. or other government issued photo identification card) and a social security card.



QUALITY PROPERTY MANAGEMENT (QPM) APPLICATION TO RENT

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

LAST NAME	FIRST NAME	MIDDLE NAME	SOCIAL SECURITY NUMBER
OTHER NAMES USED IN THE LAST 10 YEARS		OTHER I.D.	WORK PHONE NUMBER ()
DATE OF BIRTH	DRIVER'S LICENSE NO.	EXPIRATION	STATE HOME PHONE NUMBER ()

**Please give at least 2 full consecutive years of living history.
We verify ALL living history so gaps in time will result in longer approval time.
Applicant MUST provide previous landlords phone numbers to verify rental history.**

1	PRESENT ADDRESS			CITY	STATE	ZIP CODE
	DATE IN	DATE OUT	OWNER/MGR NAME	OWNER/MGR PHONE NO. ()		
	REASON FOR MOVING					
2	PREVIOUS ADDRESS			CITY	STATE	ZIP CODE
	DATE IN	DATE OUT	OWNER/MGR NAME	OWNER/MGR PHONE NO.		
	REASON FOR MOVING					
3	NEXT PREVIOUS ADDRESS			CITY	STATE	ZIP CODE
	DATE IN	DATE OUT	OWNER/MGR NAME	OWNER/MGR PHONE NO.		
	REASON FOR MOVING					

PROPOSED OCCUPANTS LIST ALL IN ADDITION TO YOURSELF	NAME	DOB if under 18 yrs	NAME	DOB if under 18 yrs
	NAME	DOB if under 18 yrs	NAME	DOB if under 18 yrs
	NAME	DOB if under 18 yrs	NAME	DOB if under 18 yrs

WILL YOU HAVE PETS?	DESCRIBE	WILL YOU HAVE LIQUID-FILLED FURNITURE?	DESCRIBE
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A	PRESENT OCCUPATION OR SOURCE OF INCOME	EMPLOYER NAME
	HOW LONG WITH THIS EMPLOYER?	SUPERVISOR'S PHONE # () EMPLOYER ADDRESS
	NAME OF YOUR SUPERVISOR	CITY, STATE ZIP
B	PRIOR OCCUPATION	EMPLOYER NAME
	HOW LONG WITH THIS EMPLOYER?	SUPERVISOR'S PHONE # () EMPLOYER ADDRESS
	NAME OF YOUR SUPERVISOR	CITY, STATE ZIP

CURRENT GROSS INCOME	CHECK ONE	Please attach 2 CURRENT pay stubs or income statements for verification. This includes SSI, Cash Aid, Disability ect...
\$ PER	<input type="checkbox"/> WEEK <input type="checkbox"/> MONTH	

(All sections must be completed.)

IN CASE OF EMERGENCY, NOTIFY:	ADDRESS	PHONE	CITY	RELATIONSHIP
1.		()		
2.		()		

Automobile: Make _____ Model _____ Year _____ License # _____

Automobile: Make _____ Model _____ Year _____ License # _____

Other motor vehicles: _____

If you answer yes to any of these questions, please write year of occurrence and give a brief explanation.

Have you ever filed for bankruptcy? _____

Have you ever been evicted or asked to move out? _____

Have you ever been convicted for selling, distributing or manufacturing illegal drugs? _____

Have you ever been convicted of a felony? _____

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items including, but no limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request. Applicant consents to allow owner/manager to disclose tenancy information to previous or subsequent owners/managers.

Owner will require a payment of \$ _____, which is to be used to screen Applicant with regards to credit history and other background information. The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports	\$ _____
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs)	\$ _____
3. Total fee charged (cannot exceed \$30 per applicant, which may be adjusted annually with the CPI as of 1-1-98)	\$ 30.00

The undersigned makes application to rent housing accommodations designated as:

Apt. No. _____ Located at Walnut Village Apartments

The rent for which is \$ _____ per month and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including required security deposit of \$ _____, before occupancy.

Date

Applicant (signature required)



QPM CODE FOR EQUAL HOUSING OPPORTUNITY

QPM supports the spirit and intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin.

QPM reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public.

QPM agrees to abide by the following provisions of this Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy.
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering."
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.