
The Villas at Chico

125 Parmac Rd - Office

Chico, CA 95926

Voice: (530) 345-7377

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****Pre-Qualifying Materials Needed When Applications are Submitted****

We are excited that you have chosen Menlo Pointe as your next home! In order to complete your application in its entirety, the following items need to be turned in when you submit your application:

1. Copy of Driver's License and/or Identification Card
2. Proof of Income (The most recent paystubs, bank statements or Social Security Statement)
3. Credit Check fee in the amount of **\$35.00** per adult applicant. (Check or Money Order, **No Cash** Please)

If you wish to reserve a specific unit that has your desired availability date, please be prepared to leave a separate check or Money order for (at least half of) the deposit in the amount of ***\$500.00.**

Please contact the office at the number above if you have any questions.



The Villas at Chico

SELECTION CRITERIA

We want to thank you for considering Menlo Pointe Apartments as your next home. We are very proud of our community and believe you will be too. Our required standards for qualifying are listed below. You will be pleased to know that all residents/applicants have been screened with the same quality care. There is a non-refundable credit history/application fee in the amount of \$ 35.00 per adult applicant. This form and each application must be filled in completely and signed in order to complete this process.

The objectives of this tenant criteria:

- Outline the areas used to determine eligibility to occupy housing owned or managed by ISM Management;
- set forth guidelines for applying the criteria in a nondiscriminatory way so as to comply with all applicable fair housing laws, and to ensure decisions affecting admission to and continued occupancy of residence in the community are made without regard to race, color, religion, sex, national origin, familial or handicap status and any legislation protecting the individual rights of residents, applicants or staff which may subsequently be enacted.
- lawfully deny admission to anyone whose presence threatens the health, safety or welfare of persons or community property or that threatens to disrupt the peaceful enjoyment of the property by other members of the community;
- ensure the financial stability of the community and the owners;
- promote safe and sanitary housing.

An applicant may be rejected if they fail to meet any of the following criteria:

1. Gross Income must be at least 2 1/2 times the monthly rent.
2. Negative rental history or mortgage history.
3. Lack of verifiable employment history with current employer.
4. Negative Credit history.
5. Evictions from prior housing.
6. Occupancy guidelines- 2 persons per bedroom plus 1.
7. Negative criminal history. Criminal convictions or arrests that result in an adjudication against the applicant other than a finding of not guilty that involve: fire, firearms, illegal drugs, theft, destruction of property, sex offense, violence to another person, any crime involving a minor, or any criminal offense that may threaten the health, safety or right to peaceful enjoyment of the premises by other residents.
8. Misrepresentation on the applicant's applications, including failure to disclose previous rental evictions or complete criminal history.
9. Lack of Renter's Insurance at move-in.
10. Residents shall pay all utility charges.

We look forward to serving you!

Applicant's Signature _____ Date _____

_____ Date _____



RENTAL APPLICATION

FOR OFFICE USE ONLY							
COMMUNITY The Villas at Chico		APP FEE \$ \$35.00		MONTHLY RENT \$		APPLICATION TAKEN BY	
APT. NUMBER		APT. TYPE		CONCESSION (IF ANY) \$500.00 Sec Dep		LENGTH OF LEASE TERM 1 yr lease	
APPLICANT						DATE OF BIRTH	
SOCIAL SECURITY NUMBER				DRIVER'S LICENSE NUMBER			STATE
E-MAIL ADDRESS:				PHONE:		MOBILE	
CURRENT ADDRESS		STREET NAME		CITY, STATE, ZIP		LENGTH OF RESIDENCY (DATE RANGE)	RENT/MORT. \$
CURRENT LANDLORD/ ADDRESS				PHONE NUMBER			
PREVIOUS ADDRESS		STREET		CITY, STATE, ZIP		PHONE:	
RENT/MORTGAGE							
REFERRED TO US BY		PETS/		TOTAL NUMBER OF PERSONS TO OCCUPY APARTMENT		DATE APT. NEEDED	
DO YOU OR ANY HOUSEHOLD MEMBER REQUIRE SPECIAL HOUSING NEEDS? <input type="checkbox"/> YES <input type="checkbox"/> NO							
IF YES, EXPLAIN							
SPOUSE							
NAME		E-MAIL ADDRESS			DATE OF BIRTH		
SOCIAL SECURITY NUMBER				DRIVER'S LICENSE NUMBER			STATE
PERSONS OTHER THAN APPLICANTS TO OCCUPY APARTMENT							
NAME				RELATIONSHIP/DATE OF BIRTH/E-MAIL ADDRESS			
EMPLOYMENT INFORMATION							
APPLICANT				SPOUSE			
EMPLOYER		POSITION		EMPLOYER		POSITION	
ADDRESS		PHONE NO.		ADDRESS		PHONE NO.	
MONTHLY INCOME	PERIOD OF EMPLOYMENT	SUPERVISOR		MONTHLY INCOME	PERIOD OF EMPLOYMENT	SUPERVISOR	
OTHER SOURCES OF INCOME		CURRENT ANNUAL INCOME		OTHER SOURCES OF INCOME		CURRENT ANNUAL INCOME	
PREVIOUS EMPLOYER		POSITION		PREVIOUS EMPLOYER		POSITION	
ADDRESS		PHONE NO. ()		ADDRESS		PHONE NO. ()	
PERIOD OF EMPLOYMENT		SUPERVISOR		PERIOD OF EMPLOYMENT		SUPERVISOR	

RENTAL APPLICATION

BANK REFERENCE	SAVINGS ACCOUNT(S)	ACCOUNT NUMBER	
	CHECKING ACCOUNT(S)	ACCOUNT NUMBER _____	
AUTO LOANS	FINANCED WITH	ACCOUNT NUMBER	
	FINANCED WITH	ACCOUNT NUMBER	
CHARGE ACCOUNTS	NAME	ACCOUNT NUMBER	
	NAME	ACCOUNT NUMBER	
AUTOS OWNED	MAKE & YEAR	LICENSE NUMBER	
	MAKE & YEAR	LICENSE NUMBER	
EMERGENCY CONTACT (1)	RELATIONSHIP	COMPLETE ADDRESS	PHONE NO.
EMERGENCY CONTACT (2)	RELATIONSHIP	COMPLETE ADDRESS	PHONE NO.
ADDITIONAL INFORMATION (CIRCLE YES OR NO)			
1. HAVE YOU EVER HAD ANY CREDIT PROBLEMS?		YES / NO	
2. HAVE YOU EVER HAD AN UNLAWFUL DETAINER FILED AGAINST YOU?		YES / NO	
3. HAVE YOU EVER BEEN EVICTED FOR NON PAYMENT OF RENT OR ANY OTHER REASON?		YES / NO	
4. HAVE YOU EVER FILED BANKRUPTCY?		YES / NO	
5. HAVE YOU EVER BEEN CONVICTED OF A FELONY?		YES / NO	
6. WILL YOU BE USING WATER FILLED FURNITURE IN YOUR RESIDENCE?		YES / NO	
<small>The undersigned represents that the above statements are true and complete and authorizes verification of information and references given. It is understood that the amount received \$ 300 (the "Holding Deposit") will be returned in accordance with state law if applicant is not accepted as a resident. If accepted and subsequently the resident does not move in on the starting date (above), the amount received is hereby acknowledged as liquidated damages for non-performance and will be forfeited by the resident as compensation for holding the apartment off the market. ISM Management may verify all the information provided by me for eligibility purposes and release from liability all persons or entities supplying or collecting such information.</small>			
APPLICANTS SIGNATURE	DATE	SPOUSE'S SIGNATURE	DATE



EQUAL HOUSING OPPORTUNITY

