

IMPORTANT

~Renters Insurance Information~

Residents are required to maintain Renters Insurance throughout the duration of the tenancy that includes:

- 1.) Coverage of at least \$500,000 in personal liability (bodily & property damage)
- 2.) The premise listed must be as the location of the resident insured
- 3.) Owner Davi Family Partnership is listed as additional insured and certificate holder the address for this is 1330 Byron Drive Salinas Ca 93901
- 4.) Notification that the carrier must provide 30 day's notice of cancellation, non renewal or material change in coverage to the owner/agent

Resident must provide proof of insurance at the time of the lease signing. Failure to comply with the above requirements is a material violation of the Rental/Lease Agreement.

The Following Companies may be able to assist you in acquiring renters insurance as required:

State Farm Insurance – Contact your local agent
Farmers Insurance – Contact your local agent



Village Green **APARTMENT HOMES**

1330 Byron Drive, Salinas, Ca 93901
Phone (831) 422-7171 / Facsimile (831) 422-0298
Villagegreen@agdavi.com

STATEMENT OF RENTAL POLICY

APPLICATION SUBMITTAL AND RIGHT TO REVIEW LEASE: If you submit an application, a non-refundable application fee will be charged to cover the cost of credit reports, criminal history reports, overhead, etc., in processing your application. Before you submit your application or pay any application fee(s) or security deposit(s), we recommend that you review our lease form and any community policies that will be part of the lease. You may take as long as you like in reviewing them. Set forth below are the policies of Village Green Apartments, ("Management") that will be used in determining your eligibility for leasing.

APPLICATION FEE: A non-refundable application processing fee of \$35.00 will be required for each applicant. All prospective residents and all occupants over the age 18 are required to submit an application. Payment for all for application fees must be submitted prior to application being processed.

CREDIT: The applicant must have an acceptable credit history. An outside consumer-reporting agency is used in connection with the verification of the applicant's credit. The consumer-reporting agency considers a number of factors in its determination, and these factors may include, but are not limited to, the following: credit history, criminal history, income, applicant's debt and debt service requirements, debt payment history, eviction history, social security fraud history, information contained in databases of the FBI and state and local law enforcement organizations with respect to the applicant(s), and such other relevant information.

MINIMUM INCOME REQUIREMENT: Applicants must have an acceptable income history and a combined gross income of at least 3 times the monthly rent. All applicants must provide evidence of income as requested by Management.

CRIMINAL HISTORY: Management may deny the application if any one of the multiple applicants or any adult who will be a listed occupant in the dwelling has been convicted for a felony offense involving actual or potential physical harm to a person(s) or property, or involving possession, manufacture or delivery of any controlled substance or weapons. If criminal history is checked, applicant(s) and/or occupant(s) must not have been convicted for a felony or misdemeanor involving actual or potential physical harm to a person(s) or property, or involving possession, manufacture, or delivery of a controlled substance, marijuana, drug paraphernalia, or weapons. Misdemeanor theft by check may be acceptable if all deposit(s) and rent payments are paid by money order or cashiers check. A history of felony arrest(s) will be evaluated on a case-by-case basis.

AGE: Lessee must be an "adult" as defined by the laws of the state where the dwelling is located, unless otherwise provided by law.

MAXIMUM OCCUPANCY:

2+1 persons per bedroom
3 persons in a 1-bedroom apartment
5 persons in a 2-bedroom apartment

MINIMUM SECURITY DEPOSIT:

Shall be equal to One Months Rent



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PAYMENT: Rent is due and payable on the 1st day of each month. Applicable fees outlined in the Lease will apply if rent is not paid as agreed. For returned checks, a service fee, initial late charge and any daily charges may apply; fees are outlined in the lease agreement. **Personal checks are not acceptable for**

Initial move in payment or late rent: If there are roommates or co-residents, each is fully responsible for the entire rental payment if one doesn't pay his or her share; and all must execute the Lease.

FAIR HOUSING: Village Green complies with all state and federal laws in determining housing eligibility.

RENTERS INSURANCE: Renters insurance will be required upon Move In and during entire occupancy of unit.

RECREATIONAL VEHICLES: Recreational vehicles are not permitted on the property.

ACKNOWLEDGEMENT: I have read, understand and accept the above as qualifying standards and rental policies of this Community. Further, by signing below, I hereby allow Village Green, through its' designated agent and its employees, to obtain and verify my credit information for the purpose of determining whether or not to lease an apartment to me. I understand that should I lease an apartment, Village Green and its agent shall have the continuing right to review my credit information, rental application, payment history and occupancy history for account review purposes and for improving application review methods.

Date: _____

Applicant Signature

Print Applicants name

Applicant Signature

Print Applicants name

Applicant Signature

Print Applicants name

Applicant Signature

Print Applicants name



Village Green Application to Rent

\$35.00 APPLICATION FEE PER APPLICANT – MONEY ORDER/CASHIERS CHECK PAYABLE TO VILLAGE GREEN APARTMENT HOMES.

Property Location: 1330 Byron Drive Unit #: _____

Anticipated Move In Date: _____

Last Name:		First Name:		Middle Name:	
Date of Birth:		Social Security Number (If Applicable):		Phone: _____ Email: _____	
Rental Information					
Present Address:			City:	State:	Zip Code:
Move-In Date:	Move-Out Date:	Owner/Manager Name:		Phone:	
Current Rent Paid:			Reason for Leaving:		
Previous Address:			City:	State:	Zip Code:
Move-In Date:	Move-Out Date:	Owner/Manager Name:		Phone:	
Previous Rent Paid:			Reason for Leaving:		
Have you ever been evicted or asked to move?			Why?		
Income Information					
Present Employer (If Employed):		Current Income:	Week/Month	Time Employed?	
Employer Address:			Name of Supervisor:		
Employer Phone Number:			Present Occupation:		
Other Income Source:			Amount:	Week/Month	
Income Source:			Amount:	Week/Month	
Income Source:			Amount:	Week/Month	
<u>ALL Other Occupants: If 18 years or older, occupant must complete separate application form.</u>					
Name:			Date of Birth:		
Name:			Date of Birth:		

In Case of Emergency

Name:	Address:	Phone:	Relationship:
Name:	Address:	Phone:	Relationship:

Personal Information

Bank Name/Address:	Bank Account Balance:
Have you ever filed for bankruptcy?	Do you have any pets?
Type of pets?	Weight/Age of pets?
Government Issued Photo ID:	Type/State or Country Of Issue:
Do you have liquid filled furniture (e.g. waterbed)?	

Automobile Information

Make:	Model:	Year:	License Number:
Make:	Model:	Year:	License Number:

All persons 18 years and older must complete an application and provide a \$35.00 Non-Refundable Application Fee

If approved proof of Renter's Insurance Policy with \$500,000 Liability and Owner, Davi Family Partnership named as additional insured and certificate holder will be required at the time of the lease signing.

Applicant certifies, under penalty of law, that the information provided on this application is true and complete. Applicant understands that falsification of the information provided herein, or failure to provide complete information, may result in criminal penalties and/or forfeiture of eligibility. Applicant hereby authorizes verification of information provided on this application, including a credit report, and agrees to furnish additional credit references upon request.

A.G. Davi does not discriminate based on race, color, religion, sex, national origin, familial status, disability/handicap, marital status, age, ancestry, sexual orientation, medical condition, source of income, gender, gender identity, gender expression, perception, association, any arbitrary basis or on any other protected class under Federal and California Law.

RECEIPT FOR TENANT SCREENING AND/OR CREDIT CHECKING FEES

Payment is to be used to screen "Applicant". The amount charged is itemized as follows:

- 1) Actual Cost of Credit Report, Unlawful Detainer (Eviction) Search, and/or Screening Reports: \$28.75
- 2) Cost to Obtain, Process and Verify Screening Information (May Include Staff Time and Other Soft Costs): \$6.25
- 3) Total Fee Charged (Cannot Exceed The Amount Fixed By Law): \$35.00

Dated: _____ Applicant Signature: _____

Consent and Authorization

I, _____, the undersigned, hereby authorize **Village Green Apartment Homes** as prospective landlord or property manager for the landlord, and/or **National Tenant Network**, as screening agency for the landlord to seek and obtain any information pertinent to the undersigned's credit history, tenancy history, employment history, and/or criminal background history, for purposes of obtaining and/or verifying information sought by the landlord pertinent to the undersigned's suitability and acceptability as a tenant of the landlord.

Further, I expressly consent to the release of any and all information requested of any creditors, credit reporting agencies, landlords, employers, and/or public or criminal agencies subsequently contacted by **Village Green Apartment Homes and/or National Tenant Network** for purposes of obtaining and/or verifying said information, and hereby hold the landlord, property manager for the landlord, National Tenant Network, and any responding parties harmless of liability for the seeking and providing of any such information contained in or pertinent to my tenancy application.

You are hereby notified that your performance as a resident of this property may be reported to credit reporting agencies.

Date of Authorization

Signature of Prospective Tenant Date