

Serramonte Park Apartments

3535 South H Street

Bakersfield, CA 93304

(661) 832-2009 Fax (661) 832-7733

serramonte@silverstarre.com

Website: rentserramonte.com

Qualifications for Residency

Application to Rent

- Each Person 18 years of age or over must complete and sign a separate application to occupy the apartment.
- The fee for application processing is **\$25.00** for **each** applicant (Money Order).
- All applications must be returned to the office with a **SEPARATE** Money Order of **\$100.00** to hold unit that is available or will be available.
- All information on the application must be legible, factual, completed and verifiable.
- If applicant provides any **FALSE** information, the application will be considered void and the applicant(s) will be denied an apartment.
- Management requires an Original, **Valid Driver's License or government Issued Photo Identification Card and Social Security Number or TIN Number** to accompany each application upon submission.
- Application cannot be processed until our office has a file copy of these items.

**WE DO NOT EXCEPT CASH... All Processing, Holding, and MOVE-IN FEES
MUST BE PAID BY MONEY ORDER**

Qualifying Criteria

Income

- Verifiable gross monthly household income must be no less than two and a half (2.5) times the rent. Acceptable documents for income verification include recent pay stubs (2-3), Social Security checks, Pension, Trust Fund, Support checks, or Tax Returns. If self-employed we need the following documents, (2) current bank statements, last (2) tax returns and (3) references.

Rental Criteria

- All applicants are subject to approval through a third party applicant screening agency. Approvals of all applicants are based on an empirical system that incorporates various credit factors along with other non-statistical factors to determine overall applicant worthiness. The primary criterion used to determine rental decisions is a statistically based score. It is a cumulative analysis from several statistical indicators that calculates an applicant's overall credit score.
- Some of the indicators used may derive from income, including rent-to-income and debt-to-income ratios based on calculations determined from the application and the credit record. Other indicators may consider credit worthiness as determined by the national credit scores and other propriety credit calculations more specific to the apartment industry.
- **In addition to the credit screening, score, other factors may impact the overall rental decision of an applicant including rental, eviction histories, check-writing histories, and criminal history.** When these non-statistical factors are combined with the credit score, an overall recommendation is determined. Should your score fall in the (approved with conditions) category, an additional security deposit may be required.
- Criminal History must meet the following: **No Felony convictions, and 2 or more misdemeanors convictions with in the last 5 years. No crimes against property or people.**

Occupancy Standards

- The following describes limits on the number of occupants per apartment:

Two Bedroom: No more than five (5) persons

Additional Information

- All applicants must submit a completed application, processing fees, and a minimum of **\$100.00** holding deposit to reserve an apartment. This amount holds the apartment from the active rental market while your application is processed. Please read carefully the following:

I/We understand and agree to the above itemized description and am aware that the apartment and move-in date reserved is conditional and cannot be guaranteed due to variables. All required application information must be submitted within 48 hours of application and I/We understand if not done so we will cancel this reservation and re-market above described apartment and your holding deposit will be forfeited. BY INITIALING BELOW YOU ALSO UNDERSTAND THAT IF YOUR APPLICATION IS DENIED ONLY THE HOLDING DEPOSIT WILL BE REFUNDED TO YOU.

Upon verbal approval, holding deposits become non-refundable.

I have read and understand the criteria by which my application will be reviewed and I authorize the management to obtain my credit history, and also to request any other reports relative to employment, resident history, and public records.

Applicant Name (print)

Signature

Date

Applicant Name (print)

Signature

Date

Applicant Name (print)

Signature

Date