BIRCHWOOD VILLAGE

Equal Housing

This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

Identification

All visitors must present a valid drivers license or other photo identification in order to view the community. Other acceptable forms of identification are: Valid state issued ID card, valid Military ID card or a valid Passport.

Application for Residency

An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment.

Qualifying Standards

Rental History: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage.
Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit−reporting agency that provided the credit report (but not be told the content of the credit report). An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit−reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community.
Income: Applicants must have a gross income source that can be verified and is at least 2.7 times the monthly rent of the apartment being leased. Acceptable income verification required may include 2 current pay stubs, a letter from the employer, the most recent W2. Self−employed applicants may be required to supply the most recent tax return or certified verification from their company accountant or bank.
Criminal Background Check: A criminal background check may be used as part of the qualifying criteria at this community. An applicant will automatically be denied in the event they have ever been convicted of a felony or misdemeanor involving sexual misconduct and/or the illegal manufacture, sale and/or distribution of a controlled substance. ***Regardless of whether adjudication was withheld.***

An applicant will automatically be denied in the event they have ever been convicted of a felony involving a physical crime against a person or persons, or another persons property.
Regardless of whether adjudication was withheld.

Evaluation

BIRCHWOOD VILLAGE evaluates the above information with a scoring method that weighs the indicators of future rent payment performance. For further explanation of this type of method, please refer to Credit Scoring and your Application to Rent an Apartment.

Guarantors

In the event a Guarantors is required, he/she must complete an *Application for Residency* and meet all of the Resident Selection Criteria. A Guarantors will be fully responsible for the *Lease Agreement* if the occupying resident(s) default.

_____

APPLICANT DATE

_____

AUTHORIZED COMMUNITY REPRESENTATIVE DATE

Notice to Applicant:

In connection with your Application to Rent, we will obtain a consumer credit report, an investigative consumer report, and/or other consumer reports (each a "Report") from one or more consumer credit and/or investigative consumer reporting agencies (each a "Reporting Agency") regarding your credit worthiness, eviction history, character, general reputation, personal characteristics, and mode of living. Such reports may include other information provided through credit reporting agencies, tenant screening service companies, and other investigative consumer reporting agencies, each of whom may run credit reports, investigative consumer reports, and eviction reports, among other reports.

Report(s) about you will be prepared by TransUnion LLC. TransUnion can be contacted by mail at TransUnion LLC, Consumer Disclosure Center, P.O. Box 1000, Chester, PA, 19022, or by telephone at (800) 888−4213.

Obtain a Copy of the Consumer Report:

[ ] Please check here if you wish to receive a copy of any Report that is prepared in connection with your Application to Rent. If you check this box, we will hand deliver a copy of each such Report to you during the application process or send a copy to the address indicated on your application within three business days of the date that such Report is provided to us. Each Report will also contain the name, address, and telephone number of the Reporting Agency that prepared the Report and information on how to contact that agency.

_____ By initialing here, you acknowledge receipt of the Report(s) requested herein.

Applicant's Inspection Rights:

Upon your request and proper identification, a Reporting Agency that provides a Report regarding you, is required to allow you to inspect its files regarding you under California Civil Code − 1785, et seq. and/or 1786, et seq. Pursuant to Civil Code − 1786.22 the files maintained by an Investigative Consumer Reporting Agency concerning you must also be available for your inspection in the following manner:

a. In person, if you appear in person and furnish proper identification. You may also obtain a copy of your file for the actual cost of the copying.
b. By certified mail, if you make a written request with proper identification, for copies to be sent to a specific addressee. The Investigative Consumer Reporting Agency sending the reports will not be liable for disclosures to third parties caused by mishandling of mail after it leaves the Investigative Consumer Reporting Agency.
c. By telephone, in summary format, if (i) you have made a written request with proper identification for telephone disclosure, and (ii) the toll charge, if any, for the telephone call is prepaid by or charged directly to you.

"Proper identification" means information that is generally deemed sufficient to identify a person, including such documents as a valid driver's license, social security account number, military identification card, and credit cards. If, and only if, you are unable to reasonably identify yourself with the information described above, the Investigative Consumer Reporting Agency may require additional information concerning your employment and personal or family history in order to verify your identity.

The Investigative Consumer Reporting Agency must provide trained personnel to explain to you any information furnished to you in accordance with these procedures, and must provide written explanation of any coded information contained in your file. This written explanation must be distributed whenever a file is provided for inspection.

You are permitted to bring one other person of your choosing with you. This person must also furnish identification. If you bring another person, the Investigative Consumer Reporting Agency may require you to provide written permission allowing the Investigative Consumer Reporting Agency to discuss your file in that person's presence.

The undersigned has read and fully understands the foregoing.

_____

APPLICANT DATE

_____

AUTHORIZED COMMUNITY REPRESENTATIVE DATE

By: (Authorized Representative)
Landlord: ***BIRCHWOOD VILLAGE***