

Hunt Enterprises

INVESTMENT REAL ESTATE

4416 West 154th Street
Lawndale, California 90260
Phone: 323 772 0000
310 675 3555
Fax: 310 675 4483

WHEN RETURNING YOUR COMPLETED APPLICATION YOU MUST BRING THE FOLLOWING:

1. Proof of income such as your last three (3) paycheck stubs, most recent tax returns or bank statements.
2. \$30.00 non-refundable credit check fee per person by money order only.

The application must be completely filled out with Landlord's name and phone numbers, all area codes, zip codes and the amount of rent paid. Not including this information on your application will delay the credit check process.

We also need to see your driver's license and social security card. We need the original documents to verify. These documents are not used for the credit check process, however we do need copies of these documents before your move-in date to keep on file.

WHEN BRINGING YOUR SECURITY DEPOSIT:

1. We only accept payment by money order or cashier's check (NO CASH OR PERSONAL CHECKS).

MOVING IN:

1. Payment by money order or cashier's check (NO CASH OR PERSONAL CHECKS).
2. Copies of your Driver's License and Social Security Card.

MOVING OUT:

1. The last month's rent must be paid by money order or cashier's check. (NO CASH OR PERSONAL CHECKS FOR THE LAST MONTH BEFORE YOU MOVE OUT).
2. You must provide a 30-day notice in writing.

HUNT ENTERPRISES' RENTAL CRITERIA

It is our policy to conduct business in accordance with the Federal, State and Local Fair Housing Laws. It is our policy to provide housing on an equal opportunity basis to all persons regardless of race, color, religion, sex, national origin, handicap, familial status, marital status, sexual orientation, age, ancestry, source of income, or any arbitrary reason.

Application Requirements

All applicants who are 18 years and older must submit a separate application. All applications must be completed in full to be considered. If information provided proves to be inaccurate or false, now or in the future, applicant will be disqualified. Each applicant must pay a \$30.00 screening fee by money order or cashier's check only and submit recent and current proofs of income. After approval, you must leave a deposit within 48 hours and take occupancy and pay rent by money order or cashier's check only, within 14 days.

Photo Identification

At the time of application, you will need to show valid photo identification. At the time of moving in, you must submit a copy of your valid photo identification for your file. Acceptable identification includes, but is not limited to, a driver's license, state identification card, passport, or any other government issued I.D. The request for a photo I.D. is solely for the purpose of verifying identification and for no other purpose.

Co-signers or personal guarantors are not permitted for less than qualified applicants. All applicants must fully meet the financial requirements.

Occupancy Standard

The maximum occupancies are as follows:

Bachelor/Studio/Single Apartment	Two (2) persons
Junior One Bedroom and One Bedroom.....	Three (3) persons
Two Bedroom	Five (5) persons
Three Bedroom	Seven (7) persons

Income to Rent Ratio and Proof of Income

Gross income must be two-and-one-half (2 ½) times the monthly rental rate. Applicants must provide proof of current income. Acceptable evidence of income includes, but is not limited to, pay stubs, bank statements, proof of government payments, tax returns, court orders for child and/or spousal support, etc. Other proof of ability to pay rent, such as bank accounts, trust accounts, grants, loans, etc. will be considered, provided that they equal a total sum of six (6) months of the rent ration of 2 ½ times rent, and that the presence of such account is verifiably documented.

Rental History

Any negative rental history within the last seven (7) years is grounds for the denial of an application. Negative rental history includes, but is not limited to the following: NSF checks, late rent payments, noise complaints, unfulfilled lease or rental agreement term(s), eviction proceedings.

Credit History

Applicant must have no negative credit that is in excess of three thousand dollars (\$3000.00) and/or four (4) or more accounts past due and show at least an equal dollar amount and number of positive credit accounts. If negative credit is between three thousand dollars (\$3000.00) and six thousand dollars (\$6000.00) and/or six (6) accounts past due and show at least an equal dollar amount and number of positive credit accounts, the applicant will have to pay a double security deposit amount. Bankruptcies will be accepted if they were discharged more than three (3) years prior and at least two (2) credit accounts have been established since then and remain in good standing. Judgments and tax liens from a property management company or mortgage

default will be grounds for denial. Other judgments and tax liens may be approved with documented verifiable proof of payment in full. In keeping with our policy of confidentiality and privacy, we do not discuss individual credit reports with an applicant. If you would like to discuss or dispute anything in your credit report, you will need to contact the credit bureau that made the report. You will receive a letter of denial from Hunt Enterprises within two (2) weeks, which will provide you with the name and phone number of that credit bureau.

Applicants are requested to supply a social security number in order to run a credit check. To ensure that all applicants have equal opportunity, applicants without a social security number will also supply valid photo identification and an alternative screening check will be run in lieu of a credit check.

Pets

For the comfort and safety of all of our tenants, there are restrictions on the type and size and number of pets that will be accepted on the property. Any pet cannot exceed 35 lbs. An additional security deposit of five hundred dollars (\$500.00) will be required for pets. We reserve the right to reject any pet(s) and/or consent for housing a pet at any time. The Rental and Pet Agreements contain more information concerning the Pet Policy. Service animals for the disabled are not considered being pets.

RENTAL APPLICATION

(to be completed by each adult)

Building Name: _____ Apartment # _____ Rental \$: _____

Applicant Name: _____

SS# _____ DOB: _____ DL# _____

Home Telephone Number: _____ Work Telephone Number _____

Current Address: _____

How long at current address: _____ Rent Amt. _____ Landlord's Phone Number: _____

Previous Address: _____

How long? _____ Rent Amt. _____ Landlord's Phone Number: _____

Next Previous Address: _____

How long? _____ Landlord's Phone Number: _____

Current Employer: _____ Phone Number _____

Address: _____

Occupation: _____ How long? _____ Salary: _____

Military Duty Status _____

Previous Employer: _____ Phone Number _____

Address: _____

Occupation: _____ How long? _____ Salary: _____

Have you ever been evicted? _____ Served legal notice: _____

Explain: _____

List all persons to live in property:

Name: _____

Name: _____

Name: _____

Name: _____

Do you have pets? _____ Explain: _____

Do you have musical instruments? _____ Explain: _____

Do you have a waterbed? _____ Do you have a home computer? _____

Vehicle Make: _____ Model: _____ Year: _____ Lic. # _____

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Personal reference #1: _____ Phone Number _____

Personal reference #2 _____ Phone Number _____

In case of emergency, please notify: _____ Phone Number _____

I declare that all the information listed on this application is true and accurate. I authorize you to contact any employment, credit check, and/or public record sources concerning my application and to verify all references. Application fee is non refundable. Completed applications are processed on a first come, first served basis.

Signed: _____ Date: _____

To be completed by Manager:

SS# seen and verified _____ DL# seen and verified _____

Checkstubs (most recent 3 months) seen and verified _____

The above verifications were done by me before submitting application for approval.

Signed: _____ Date: _____



RENTAL APPLICATION

(to be completed by each adult)

Building Name: _____ Apartment # _____ Rental \$: _____

Applicant Name: _____

SS# _____ DOB: _____ DL# _____

Home Telephone Number: _____ Work Telephone Number _____

Current Address: _____

How long at current address: _____ Rent Amt. _____ Landlord's Phone Number: _____

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How long? _____ Rent Amt. _____ Landlord's Phone Number: _____

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How long? _____ Landlord's Phone Number: _____

Current Employer: _____ Phone Number _____

Address: _____

Occupation: _____ How long? _____ Salary: _____

Military Duty Status _____

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