



MARINER VILLAGE

Welcome to Mariner Village Apartments

We are pleased that you are considering Mariner Village Apartments as your next home. Please take a moment to review the following information and let us know if you have any questions.

Qualifications for Residency

- Each person over the age of 18 must complete an application and provide valid identification.
- Credit for each applicant must be in good standing with all creditors in a current condition, and no outstanding past dues.
- Any currently open bankruptcy proceeding, or any bankruptcy proceeding filed within the last two years, of any of the household members will be considered a disqualifying condition.
- Prior rental history must be verified and a satisfactory reference must be obtained.
- Applicants must gross no less than THREE times the total monthly rent and **all sources of income must be legal and verifiable.**
- We do not participate in the Section 8 program.

Application Process

- All applications, residency verification and employment verification must be completed **in full**, with all necessary information and signatures.
- Although a social security number is not required for purposes of processing your application, documentation sufficient to establish identity will be required. Acceptable documents for the purpose of establishing identity include, but are not limited to Passport, Driver's License or Government issued photo identification card, and Foreign government issued driver's license or ID.
- For security purposes, presentation of photo identification is required before viewing an apartment. After the rental application has been processed and approved for tenancy, a copy of a photo identification for all occupants in the unit will be required to be kept in the tenant's file for security and identification purposes, such as to verify identity in the event of a lockout.
- Applicants that are self-employed must provide tax return information from the previous year AND three most recent bank statements showing proof of ability to pay rent for the term of the lease.
- A **\$600 Holding Fee** must accompany applications before processing can begin.
- A **\$40 Application Fee** must also accompany EACH application before processing can begin.
- **All above monies (Application and Holding Fees), including all move-in monies, must be paid by Cashiers Check or Money Order.**

Security Deposits

- The Security Deposit is based on credit history, income and length of time at current employment. Questionable credit report, less than six months at current place of employment or the addition of a co-signer will result in an automatic increase in security deposit.
- **Pet Deposit:** The security deposit will be increased by \$400 with an approved pet agreement. **See Pet Agreement for pet policy and pet restrictions.**

Other Information

- Any co-signers will also be required to complete an application and submit the application processing fee of \$40. A co-signer must have unblemished credit.
- When more than one application has been handed out on any one apartment, a "hold" will be assigned to the first applicant to return all COMPLETED paperwork and all required processing fees.

Mariner Village Apartments Management supports the Fair Housing Act as amended, prohibiting discrimination in housing based on race, creed, color, religion, sex, national origin, handicap, or familial status. The aforementioned qualification standards will be applied to all applicants. Once again, thank you for considering Mariner Village Apartments as your new home.

We look forward to having you join our community.

Mariner Village Apartments Management



RENTAL APPLICATION AND DEPOSIT RECEIPT • Please fill out this rental application carefully and fully.

Please attach a Money Order or Cashier's check for **\$40 per applicant** payable to Mariner Village apartments for processing application.

MARINER VILLAGE APARTMENTS

APT. TYPE _____ APT. NO. _____

APPLICANT INFORMATION						
APPLICANT LAST NAME		FIRST NAME	M.I. <input type="checkbox"/>	BIRTHDATE <input type="checkbox"/>	SOCIAL SECURITY # <input type="checkbox"/>	
DRIVER'S LICENSE NUMBER & STATE <input type="checkbox"/>		EMAIL ADDRESS			PHONE NUMBER <input type="checkbox"/>	
LIST ALL PERSONS TO RESIDE IN APARTMENT	# OF OCCUPANTS _____	NAMES & DATES OF BIRTH				<input type="checkbox"/>
<input type="radio"/> MARRIED <input type="radio"/> UNMARRIED <input type="radio"/> SEPARATED	SPOUSE'S NAME <input type="checkbox"/>		DO YOU HAVE A PET <input type="radio"/> YES <input type="radio"/> NO <input type="checkbox"/>		SIZE & TYPE OF PET	
		NUMBER OF PETS _____				
DO YOU HAVE LIQUID-FILLED FURNITURE <input type="checkbox"/>	HAVE YOU EVER BEEN EVICTED <input type="checkbox"/>	HAVE YOU EVER DECLARED BANKRUPTCY <input type="checkbox"/>	DO YOU HAVE CREDIT <input type="checkbox"/>	DO/DID YOU HAVE BED BUGS IN YOUR CURRENT RESIDENCE <input type="checkbox"/>		
<input type="radio"/> YES <input type="radio"/> NO	<input type="radio"/> YES <input type="radio"/> NO	<input type="radio"/> YES <input type="radio"/> NO	<input type="radio"/> YES <input type="radio"/> NO	APPROX. MONTHLY PAYMENTS \$ _____		IF YES, WHEN _____ <input type="checkbox"/>
HOW DID YOU HEAR OF OUR COMMUNITY? (PLEASE CHECK ONE)		<input type="radio"/> APARTMENTS.COM	<input type="radio"/> SIGNAGE	<input type="radio"/> RESIDENT REFERRAL (NAME OF RESIDENT) _____ <input type="checkbox"/>		
		<input type="radio"/> RENTNET	<input type="radio"/> YELLOW PAGES	<input type="radio"/> CRAIGSLIST		
		<input type="radio"/> NEWSPAPER	<input type="radio"/>	<input type="radio"/> OTHER _____		
IN CASE OF EMERGENCY		NAME	RELATIONSHIP	PHONE NUMBER <input type="checkbox"/>		
PLEASE NOTIFY:						
ADDRESS OF EMERGENCY CONTACT		CITY	STATE	ZIP		
PRESENT ADDRESS						
CITY		STATE	ZIP <input type="checkbox"/>			
MOVE IN DATE	MOVE OUT DATE	OWNER/MANAGER NAME			OWNER/MANAGER PHONE NUMBER	
PREVIOUS ADDRESS						
CITY		STATE	ZIP <input type="checkbox"/>			
MOVE IN DATE	MOVE OUT DATE	OWNER/MANAGER NAME			OWNER/MANAGER PHONE NUMBER	
NEXT PREVIOUS ADDRESS						
CITY		STATE	ZIP <input type="checkbox"/>			
MOVE IN DATE	MOVE OUT DATE	OWNER/MANAGER NAME			OWNER/MANAGER PHONE NUMBER	
EMPLOYMENT						
PRESENT EMPLOYER <input type="checkbox"/>			POSITION	HOW LONG? <input type="checkbox"/>		
GROSS MONTHLY SALARY <input type="checkbox"/>		WORK PHONE	SUPERVISOR'S NAME			
\$ _____ PER						
ADDITIONAL EMPLOYER <input type="checkbox"/>			POSITION	HOW LONG? <input type="checkbox"/>		
GROSS MONTHLY SALARY <input type="checkbox"/>		WORK PHONE	SUPERVISOR'S NAME			
\$ _____ PER						
ADDITIONAL INCOME—DESCRIBE SOURCE AND HOW TO VERIFY <input type="checkbox"/>						
						\$ _____ PER
PREVIOUS EMPLOYER <input type="checkbox"/>			POSITION	HOW LONG? <input type="checkbox"/>	GROSS MONTHLY SALARY <input type="checkbox"/>	
						\$ _____ PER

VEHICLES

NUMBER OF VEHICLES TO BE <input type="checkbox"/>	DO YOU OWN ANY R.V.S, MOTORCYCLES, ETC. IF SO, SPECIFY:			
PARKED ON PROPERTY _____				
VEHICLE—TYPE/COLOR <input type="checkbox"/>	YEAR <input type="checkbox"/>	LICENSE NUMBER <input type="checkbox"/>	LOAN HOLDER	MO. PAYMENT \$ _____
VEHICLE—TYPE/COLOR <input type="checkbox"/>	YEAR <input type="checkbox"/>	LICENSE NUMBER <input type="checkbox"/>	LOAN HOLDER	MO. PAYMENT \$ _____

\$ _____
RENT

PET RENT

SECURITY DEPOSIT

PET DEPOSIT

APPLICATION FEE

TOTAL CHARGES

LESS DEPOSIT & APPLICATION FEE

\$ _____
TOTAL DUE ON MOVE IN

Management received a payment of \$ _____, which is to be used to screen Applicant with regards to credit history and other background information. The amount charged is itemized as follows:

1. Actual Cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ _____
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ _____
3. Total fee charged (may not exceed \$40 per applicant) \$ _____

CALIFORNIA APARTMENT ASSOCIATION CODE FOR EQUAL HOUSING OPPORTUNITY

The California Apartment Association supports the spirit and intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin.

The California Apartment Association reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public.

Therefore, as members of the California Apartment Association, we agree to abide by the following provisions of this Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy.
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering."
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.

In consideration of the sum of \$ _____ ("Holding Deposit"), Management agrees to reserve _____ (the "Unit") for Applicant until _____. If Applicant rents the Unit, Management will apply the Holding Deposit toward the security deposit first, and if the security deposit is less than the Holding Deposit Management will apply the remaining balance of the Holding Deposit toward the first month's rent. If Applicant cancels this reservation within 48 hours from the date of this application, the Holding Deposit shall be refunded. Should Applicant fail to rent the Unit and the 48 hour period has expired, the Holding Deposit shall be retained by Management in consideration for removing the Unit from the market for said period. If this application is not accepted by Management within seven (7) days from the date of this application, the Holding Deposit shall be refunded. In the event the Unit is not ready for occupancy by said date, Management shall refund the Holding Deposit to Applicant or Applicant shall have the option of extending the reservation until such time as the Unit is available for occupancy. Applicant agrees that Management shall not be liable for any delay in the date the Unit is ready for occupancy. Falsification or unverifiable information will be grounds for denial of said rental application. Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items including, but not limited to, the obtaining of a credit report and agrees to furnish additional information on request.

FIRST MONTH RENT AND SECURITY DEPOSIT MUST BE PAID BY CASHIERS CHECK OR MONEY ORDER PRIOR TO MOVE-IN.

MOVE-IN DATE _____

S-101 MANAGEMENT COMPANY - AGENT FOR OWNER

APPLICANT

By _____
AGENT SIGNATURE DATE/TIME

By _____
APPLICANT SIGNATURE DATE



For Office Use Only:

Approved by: _____ Conditionally Accepted _____ Guarantor Required _____ Final Deposit \$ _____ Denied by: _____ Denial letter sent: _____

REQUEST FOR EMPLOYMENT VERIFICATION

Mariner Village apartments
404 Rico Street
Salinas, CA 93907
(831) 422-4996, Fax (831) 422-4998

TO: _____

VIA: EMAIL _____
 FAX _____
 PHONE _____

DATE _____

The person named below has made application for apartment/housing rental with us. Your firm was listed as having currently or formerly employed this person. The applicant, by his/her signature below, has authorized you to release their employment information. Your assistance in providing employment information will be sincerely appreciated. Thank you.

RE: Employee Name _____ Social Security No. _____

Current Home Address _____

Date(s) of Employment _____

Current Work Location/Department _____

REQUEST SUBMITTED BY	TITLE	PHONE

APPLICANT'S AUTHORIZATION OF THIS INQUIRY:
I hereby consent to the release of my employment information.

Employee's Signature

Date Signed

EMPLOYER'S COMMENTS

Dates of Employment (From) _____ To _____

Position Held _____

Gross Salary or Wage \$ _____ per MONTH WEEK HOUR*

(*If on hourly wage, please specify approximate number of hours worked weekly: _____ Hours)

Other Comments _____

SIGNATURE _____ TITLE _____ DATE _____

For office use only.

Employer Contacted:

- Yes. All above information verified.
- No. Other means of verification: _____

Verified by: _____

Date: _____