Hilltop Development Inc
be at home™

Please print out and complete the application following this letter. You can return it to the office at 40 Hilltop Drive, Suite A, Redding, CA 96003. Or fax it to 530.244.2089

Thank you for your interest in our property. We require the following three things in order to qualify. **These apply to all applicants and/or cosigners:**

1. Good rental history.
2. Acceptable credit.
3. Income must be three times the amount of rent.

It is our goal to expedite the processing of your application as quickly as possible. In order to do so, we ask that you provide the following for all occupants and cosigners:

1. Complete application; including signature and initial where indicated.
2. Income verification:
   a. If employed, please provide a copy of your last pay stub.
   b. If self employed, please provide your last 3 bank statements showing deposits, or last tax return (first 2 pages with signatures).
   c. If neither of the above applies to you, please contact the Resident Manager.
3. A clear verification of your signature via photo ID:
   a. Forms of ID accepted:
      i. VISA
      ii. Passport
      iii. Driver's License

Unfortunately, we are not able to process any incomplete file. All documents have to be received before processing will be started. If we do not receive all documents within 3 days from the day we receive your application and deposit, you run the risk of losing your deposit.

Thank you,
Heavenly Oak Townhomes

EQUAL HOUSING OPPORTUNITY

I have received a copy of the qualification requirements:

Signature: _____ Date: _____

CONFIDENTIAL

RENTAL/CREDIT APPLICATION

(Complete one application for each resident over 18 years old)

Heavenly Oak Townhomes 530-244-2029

Rental Rate_____**UNIT #**_____

Scheduled Commencement Date_____

Move-In Special?_____

NAME OF APPLICANT_____

Best # to contact you @_____

E-mail address (if applicable) _____

Social Sec.No. _____ Birth Date_____ Photo ID#_____(PHOTOCOPY TO BE TAKEN AFTER APPROVAL)

Present Address_____

STREET CITY STATE ZIP

Current Landlord_____Phone#_____

HOW LONG THERE?_____REASON FOR MOVING?_____

DO YOU HAVE ANY PETS?_____ TYPE_____

Prior Landlord

Address Phone #

~~Prior Landlord~~ _____ _____

Address Phone #

_____ _____

EMPLOYER_____Position_____

Address _____

How Long_____Phone#_____

Income Per Month_____Other Income_____From_____

PROSPECTIVE OCCUPANTS Number_____

Names_____

Names_____

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Revised 6/9/2016

HAVE YOU EVER??

Been served an Eviction Notice No_____Yes_____When_____

Filed for Bankruptcy No_____Yes_____When_____

AUTOMOBILES

Make & Model_____Year_____Color_____License #_____

Make & Model_____Year_____Color_____License #_____

PERSONAL REFERENCE_____Relationship_____Phone#_____

In case of emergency notify:_____Phone#___

MARKETING SURVEY

The following marketing information is requested to help in present & future planning: What most influenced your decision to rent here?

Location___Swimming Pool___Fireplace___Floor Plan___Rental Rate__

Project Sign___Newspaper ad___Other Resident___Drive By____

Other(Please specify)_____

I certify that all the information given above is true and correct and understand that my lease or rental agreement may be terminated if I have made any material false or incomplete statements in this application. I authorize verification of the information provided in this application from my credit sources, credit bureaus, current and previous landlords and employers, and personal references. I understand that if I have initiated a "security freeze" on my credit information with any of the credit reporting agencies, I will promptly lift the freeze for a reasonable time so that my credit report may be accessed by the Landlord/Manager; and I understand that if I fail to do so, the Landlord/Manager may consider this an incomplete application. (CC § 1785.11.2.) This permission will survive the expiration of my tenancy.

_____

APPLICANT SIGNATURE DATE

Application Accepted By _____**Date**_____

EQUAL HOUSING OPPORTUNITY

FOR OFFICE USE ONLY

PLEASE DO NOT WRITE BELOW

Application Verification	Person Contacted	Remarks
1. Present Landlord		
2. Previous Landlord		
3. Previous Landlord		
4. Applicant Employment		

VERIFICATION COMPLETED BY_____ DATE_____

APPROVED BY_____ DECLINED BY_____ LETTER SENT _____

MONIES RECEIVED **FOR UNIT NUMBER**

EQUAL HOUSING OPPORTUNITY

Revised 6/9/2016

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40 Hilltop Dr. Suite A, Redding, CA 96003 530.244.2029 (ph) 530.244.2089 (fax)

OFFER TO RENT

On the date below, Owner received $_____from the undersigned, hereinafter called "Applicant", who offers to rent from Owner the premises described as Apartment located at 1281/1299 Heavenly Oak #_____Redding, CA on the terms and conditions set forth in the rental agreement/lease and:

Rent in advance of $_____ per month, payable on the _____day of each month, tenancy to begin on the _____day of _____(month & year), but subject to any present resident vacating or the unavailability of the premises.

Above payment received with this offer is to be used as follows:
1. Reimburse owner for cost of credit checking (not to exceed) $_____
2. Balance, if any, to be applied to first month's rent in advance in the amount of $_____
3. Balance, if any, to be applied to a security deposit of $_____

The offer shall be deemed denied unless Owner accepts the offer within three (3) normal business days from the date hereof, by depositing notice of acceptance in the mail or by giving oral notice in person or on the telephone. Owner shall refund (as specified below) to Applicant within 3 normal business days if cash or money order was paid, or as soon as applicant's check clears, if:

a. Applicant's offer is not accepted by agreed date, Owner will refund the entire amount paid less credit checking charges, OR

b. Applicant's offer is accepted however the premise does not become available on the agreed date then owner will refund the entire amount paid by the applicant.

Possession: If lessor is unable to deliver possession of the premises at the time of commencement of this lease, Lessor shall not be responsible for any loss caused thereby, nor shall this become void or voidable but Lessee shall not be responsible for rent until possession is delivered.

If after notification of acceptance, Applicant fails to immediately enter into the agreed rental agreement and pay the first month's rent and security deposit, owner may deduct from the amount received an amount equal to 1/30th of the above monthly rent from each day the premises are vacant from the date applicant's tenancy was to begin.

Owner, within twenty-one days after the premises are relet, shall return to Applicant, to the Applicant's address shown below, any balance remaining, with an itemization of Owner's damages.

If any legal action or proceeding is brought by either part to endorse any part of this agreement, the prevailing party shall recover, in addition to all other relief, reasonable attorney's fee and costs. By signing in the space provided below, Owner acknowledges receipt of this offer.

_____	_____
Applicant Signature	Applicant Signature
Applicant's Address and Ph#	Applicant's Address and Ph#
_____	_____

Date:_____ Owner or Agent's Acceptance_____

EQUAL HOUSING OPPORTUNITY

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Heavenly Oak Townhomes

Application Screening Fee Receipt

This will acknowledge receipt of the sum of $_15.00_ by _____ (owner or owner's agent) of Heavenly Oak Townhomes from _____(applicant) as part of his/her application for the rental property at 1281/1299 Heavenly Oak Lane # _____, Redding, CA 96002.
As provided under California Code Section 1950.6, here is an itemization of how this $___15.00_____ screening fee will be used:

Actual costs of obtaining Applicant's credit/screening report:	$___5.00_____
Administrative costs of obtaining credit/screening report and checking Applicant's references and background information:	$__10.00_____
Total screening fee charged:	$__15.00_____

_____	_____
Date	Applicant
_____	_____
Date	Owner/Manager

EQUAL HOUSING OPPORTUNITY

Revised 6/9/2016