

Hilltop Development Inc
be at home™

Please print out and complete the application following this letter.
You can return it to the office at
701 Redwood Blvd Redding, CA 96003
Or Fax to (530)244-0790

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 and most recent filed 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 must 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,
Meadowood Townhomes



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)

Meadowood Townhomes PH: 530-244-9787 Fax: 530-244-0790

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 _____



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 _____



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





Meadowood Townhomes
701 Redwood Blvd Redding, CA 96003
(530) 244-9787 Fax (530) 244-0790

OFFER TO RENT

On the date below, Meadowood Townhomes "Owner" received \$ _____ from the undersigned, hereinafter called "Applicant," who offers to rent from Owner the premises described as Apartment located at 701 Redwood Blvd # _____ Redding, CA 96003 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 offer money (that must be paid by either cash or cashier's check made Payable to "Owner" above), (as specified below) to Applicant within 3 normal business days or will return to applicant, if:

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

Apartments have a 1-2 week hold minimum if apartment is vacant and ready to rent at the time this offer has been signed.

Owner, within twenty-one days after the premises are relet, shall return to Applicant, 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's Signature

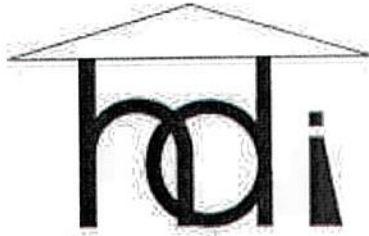
Applicant's Signature

Applicant's Phone #

Applicant's Phone #

Date: _____

Owner or Agent's Acceptance _____



Hilltop Development Inc
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Meadowood Townhomes
Application Screening Fee Receipt

This will acknowledge receipt of the sum of \$15.00 by _____ (owner or owner's agent) of Meadowood Townhomes from _____ (applicant) as part of his/her application for the rental property at 701 Redwood Blvd, # _____ Redding, CA 96003.

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:	<u>\$ 5.75</u>
Administrative costs of obtaining credit/screening report and checking Applicant's references and background information:	<u>\$ 9.25</u>
Total screening fee charged:	<u>\$ 15.00</u>

Date

Applicant

Date

Owner/Manager

