CHARLES MASTERS & COMPANY

ON BEHALF OF

SANTA CLARA

APPLICATION FOR RENTAL

($25.00 FEE PER APPLICANT)

PLEASE PRINT DATE _____

OCCUPANTS	RELATIONSHIP	DATE OF BIRTH	OCCUPATION
A) _____	_____	_____	_____
B) _____	_____	_____	_____
C) _____	_____	_____	_____
D) _____	_____	_____	_____

A) Social Security No. _____ C) Social Security No. _____

B) Social Security No. _____ D) Social Security No. _____

STATUS: Married ____ Single ____ Divorced____ Widow ____

A) Home/Cell Phone _____ Work Phone _____

B) Home/Cell Phone _____ Work Phone _____

A) Email address _____ B) Email address _____

	EMPLOYMENT (5 YRS)	ADDRESS	FROM	TO	YEARLY INCOME
PRESENT	A) _____	_____	____	____	_____
	B) _____	_____	____	____	_____
FORMER	A) _____	_____	____	____	_____
	B) _____	_____	____	____	_____

RESIDENCE (5 YRS) FROM TO

A) _____ _____ _____ _____

Current Address City State, Zip

Owner or Manager Name_____ Current Monthly Rent/Mortgage _____

B) _____ _____ _____ _____

Current Address City State, Zip

Owner or Manager Name_____ Current Monthly Rent/Mortgage _____

A) _____ _____ _____ _____

Former Address City State, Zip

B) _____ _____ _____ _____

Former Address City State, Zip

Why are you leaving your present residence? _____

_____

_____

CREDIT CARDS & ESTIMATED BALANCES

_____

_____

_____

_____

_____

OTHER OUTSTANDING OBLIGATIONS & EST BALANCES
(Ex. Student Loans, Car Loans, Unsecured Loans)

_____

_____

_____

_____

DRIVER'S LICENSE	STATE	DRIVER'S LICENSE	STATE
A)_____	_____	C)_____	_____
B)_____	_____	D)_____	_____

MAKE/YEAR/COLOR	PLATE	MAKE/YEAR/COLOR	PLATE
A)_____	_____	B)_____	_____

DO YOU HAVE PETS? YES_____ NO _____

TYPE _____ BREED _____ COLOR _____ AGE _____

TYPE _____ BREED _____ COLOR _____ AGE _____

How did you hear about us? PLEASE CHECK ONE

_____ Newspaper Ad	_____ Referral Resident	_____ Drive By	_____ Other
_____ Yellow Pages	_____ Referral Friend	_____ MH Village	_____ Website

If you were referred to us by a present resident, please state their name below.

Name _____ Lot No. _____

PLEASE SIGN:

I, _____ state that the above information is correct and If in checking, Charles Masters & Company finds false information, lease is subject to cancellation by Charles Masters & Company. I hereby authorize Charles Masters & Company to obtain a consumer report for rental purposes, and any other information it deems necessary, for the purpose of evaluating my application for rental. I understand that this information may include but is not limited to credit history, civil and criminal information, rental history and/or any other necessary information. I hereby expressly release Charles Masters & Company, and any procurer or furnisher of information, from any liability what-so-ever in the use or procurement of such information.

HOME LOCATION_____ DATE_____ MANAGER _____

NOTE: APPLICANT(S) ACKNOWLEDGES THAT ONCE APPLICATION FOR RENTAL IS APPROVED ALL RESIDENTS MUST SIGN AND ABIDE BY THE GUIDELINES FOR COMMUNITY RULES AND REGULATIONS.

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FOR OFFICE USE ONLY

_____

_____

_____

_____

Santa Clara Application Policy

All applicants must fill out an application for residency at Santa Clara. Everyone that will be residing in the home must be listed on the application regardless of age. All applicants and occupants 18 years of age and older will be subject to a criminal history background investigation. A person is considered an occupant if they reside in the home more than 7 days in a 30 day period. It is at our discretion which bureau, agency, reports or means we use to obtain that information.

Felony convictions are addressed as follows. Any convictions of drug-related, sex-related or violent charges within 7 years will be an automatic denial of residency. Felony convictions that do not fall within those guidelines will be sent to the Regional Manager and the decision to deny or approve will be made by him/her. Items that will be taken into account include degree, charge and length of time since conviction and criminal history since conviction.

Credit reports and previous rental history investigations will be conducted to determine the probability of rent being paid on time and in full. Prior eviction actions taken against you by previous landlords may be grounds for denial.

Any false information given on an application will be automatic grounds for termination of lease and eviction actions will be taken.

Once you are accepted for residency....

A lease must be signed and all persons residing in the home must be listed on the lease as leaseholders or occupants. A full security deposit (if applicable) must be paid at time of lease signing. A copy of the manufactured home title in the leaseholders name must be presented to the office (if applicable).

I have received this policy and an agent of Santa Clara has explained this policy to me. I understand that I must adhere to this policy. I have also been given (and signed) a copy of the Rules and Regulations of the Community. All applicants and occupants 18 years of age and older residing in the home must sign the Rules and Regulations of the Community.

_____ _____

Applicant Date

_____ _____

Applicant Date

_____ _____

Santa Clara Agent Date