

MONTEREY APARTMENTS
860-870 N. CAMPUS AVENUE
UPLAND, CA 91786
www.montereyapartments.net

THIS COMMUNITY WILL NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS, OR DISABILITY.

OCCUPANCY STANDARD: 2 Bedrooms (5 persons)

STATEMENT OF RENTAL POLICY

Age Requirement: Lease holder(s) must be 18 years or older. All occupants 18 years or older will be required to complete an application (even if living with parent or guardian), each to consent to a credit/public record/criminal report to be performed. Co-signers are not accepted.

Income Requirement: The gross monthly income of all lease holder(s) will be considered jointly and must equal 2.5 times the rental amount. All income must be verifiable.

Employment Verification: Lease holder(s) must be currently employed, or provide written evidence of regular income sufficient to at least 2.5 times the rental amount.

Self-Employment: Must provide the previous year's personal income tax return and the previous two months' personal bank statements as evidence of sufficient income. Persons who hold jobs that are commission only, or base salary plus commission, or tips, bonuses will be considered self-employed.

Residency: Up to two (2) years residency history will be reviewed and must exhibit no derogatory references.

Credit/Public Record Report: A credit/public record/eviction report is needed for every adult applicant that must show good credit and absence of evictions. If there is some minor derogatory credit, it may be overlooked, but only at the discretion of the property owner.

Criminal History: Applicants who have been convicted of a felony or a misdemeanor in an area which causes concern for the safety and well-being of other residents or concern for the protection of the apartment property will not be considered for tenancy. Applicants must exhibit no criminal conviction involving violence, gang association, firearms, burglary, prostitution, illegal drugs, theft, vandalism, or any crime involving a minor. This includes persons who have received deferred adjudication and/or have not yet satisfied the probationary period of a deferred adjudication for any of the above-mentioned offenses.

Documentation: Applicants must provide documentation (in some acceptable form) demonstrating income and identity. Copies of a paycheck stub and social security card are normally what are taken. A photographic identification (i.e., driver's license) must be provided no later than the date of signing of Rental Agreement.

Application Fee: A \$30.00 non-refundable application fee (cash or money order) is required per application.

RENTAL SCHEDULE

	<u>Monthly Rent</u>	<u>Security Deposit</u>	<u>Square Footage</u>
2 Bedroom/1 Bath (incl. Stove)	\$1400.00	\$1100.00	746
2 Bedroom/1 Bath (incl. Stove)	\$1500.00	\$1200.00	844
2 Bedroom/1-1/2 Bath**	\$1800.00	\$1300.00	1147

** (Townhouse with Private Patio; incl. Built-in Range, Oven and Dishwasher)

Month-to-Month Rental Agreements.

Central Heat and Air

Swimming Pool

Laundry Room

Locked Carports

Water and Trash Included

ADDENDUM TO THE APPLICATION:

Are you a current illegal abuser of a controlled substance? YES NO

Have you ever been convicted of the illegal use, manufacture, sale or distribution of a controlled substance? YES NO

Are you currently on probation or parole for any of the above-noted crimes? YES NO

I UNDERSTAND AND ACCEPT THESE QUALIFYING STANDARDS AND HAVE TRUTHFULLY ANSWERED ALL QUESTIONS. FURTHER, I UNDERSTAND THAT FALSIFICATION OF RENTAL APPLICATION INFORMATION WILL LEAD TO DENIAL OF RENTAL. MONTEREY APARTMENTS' RENTAL POLICIES ARE GUIDELINES, WHICH ENABLE US TO ACCEPT AS PROSPECTIVE RESIDENTS THOSE INDIVIDUALS WHO ARE CREDITWORTHY AND DO NOT HAVE A CRIMINAL BACKGROUND. THIS RENTAL POLICY DOES NOT INSURE THAT ALL INDIVIDUALS RESIDING ON OR VISITING THE PROPERTY CONFORM TO THESE GUIDELINES.

_____/_____
Prospective Resident Date

PROPERTY MANAGED BY:
MONTEREY APARTMENTS
23985 MORNING DOVE LANE
MURRIETA, CA 92562
PHONE: (951) 837-3344 FAX: (951) 698-5590