

FPI RENTAL APPLICATION

Apartment Community Name The Meadows

A separate application is required from each occupant 18 years of age or older.

Applicant - Last	First	Initial	Drivers License #	Social Security #	Date of Birth
Other Residents			Relationship	Social Security #	Age

Residence History

Current Address	Address, City, State, Zip				Phone
	Move-In Date	Projected Move-Out Date	Monthly Payment		Own/Rent/Lease
	Landlord or Mortgage Co.		Address, City, State, Zip		Phone
	Reason for Moving				
Previous Address	Address, City, State, Zip				Phone
	Move-In Date	Move-Out Date	Monthly Payment		Own/Rent/Lease
	Landlord or Mortgage Co.		Address, City, State, Zip		Phone
	Reason for Moving				
Will you have any pets?	Describe pet:		Will you have any liquid furniture?	Describe furniture:	

Employment History

Current Employer	Employer Name		Address, City, State, Zip		Phone
	Supervisor Name		Start Date	Salary per Year, Month, Hour (Circle One)	Position/Occupation
Previous Employer <i>(Circle One)</i>	Employer Name		Address, City, State, Zip		Phone
	Supervisor Name		Start Date	Salary per Year, Month, Hour (Circle One)	Position/Occupation
	Additional income (Alimony, Child Support or other) Please Explain:				

Vehicles

Auto #1 - Make	Model	Year	Color	License	State
Auto #2 - Make	Model	Year	Color	License	State

Banking and Credit References

Loans and Charge Accounts (Dept. stores, credit cards, etc.)			
Credit Reference	Account #	Address, City, State, Zip	Telephone No.
Name of Bank or Savings & Loan (Branch)	Checking Account #	Address, City, State, Zip	Telephone No.
	Savings Account #		
Have you ever filed for Bankruptcy?	When?	Have you ever been evicted or asked to move?	Describe:

Emergency Contact

Name of Nearest Relative/Contact	Relationship	Address, City, State, Zip	Phone
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Personal References

Name of Personal Reference	Length of Acquaintance	Address, City, State, Zip	Phone

APPLICATION PROCESSING FEE \$ _____

In compliance with the FAIR CREDIT REPORTING ACT, this is to inform you that a credit investigation involving the statements made on this application for tenancy of this apartment community is being initiated. I further authorize FPI Management, Inc. to obtain credit reports, character reports and rental history as needed to verify all information put forth in this application. Management reserves the right to terminate at its election if any person knowingly or willingly makes fraudulent statements on this application. It is illegal and against our policy to discriminate against any person because of race, religion, color, sex, national origin or disability.

I understand that I acquire no rights in an apartment until a fully executed rental agreement has been completed and all monies due have been paid. I certify that to the best of my knowledge, all statements are true and complete.	
Applicant	Date

I, _____, represent that I am applying to rent a residential premises from The Meadows.

It is important that my prospective landlord or property manager be provided with information regarding my tenancy with current or former landlord or property managers, credit history, and any criminal records. On-site Manager, Inc. will be providing said information.

I, the above named, give On-Site Manager, Inc. and The Meadows permission to communicate with my current and former landlord or property manager for the purpose of discussing any and all of the facts and circumstances of my current or former tenancy, as well as the other information listed in my application. There are no limitations or restrictions what be discussed or revealed to The Meadows and On-Site Manager, Inc. I also give my permission to communicate with my current employer (s) and/or supervisor for the purpose of verifying the employment information listed on my application. I am aware that a credit history, eviction search and/or criminal background check will be done in conjunction with my application.

I hereby hold The Meadows and On-Site Manger, Inc. free and harmless of any liability for providing written or verbal information and/or discussing the quality of my tenancy with current and former landlord's property managers, supervisor, or employers.

I understand that I may have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation.

RECEIPT FOR RESIDENT SCREENING

Applicant:	Applicant Address:
Owner/Agent (Apartment Community)	Address:
Phone Number:	Fax Number:

Owner/Manager requested the following reports on the dates listed below and these reports may constitute "investigative consumer reports" and/or "consumer credit reports" as defined by California Law. These reports may provide information regarding the consumer's character, general reputation, personal characteristics, mode of living and/or credit worthiness. These reports are being processed by the reporting agency ("agency") indicated below:

- | | |
|---|--|
| <input type="checkbox"/> On-Site Manager, Inc.
P.O. Box 1514
Los Altos, CA 94023-1514
(877) 222-0384 | <input type="checkbox"/> First American Registry
1140 Rockville Pike, PMB 1200
Rockville, MD 20852
(800) 999-9350 |
|---|--|

Requested	Type of Report
	Unlawful Detainer (Eviction) Search
	Consumer Credit Report

If you would like a copy of the report(s), please check the box below, and return it to the Owner/Manager at the address listed above. The report(s) will be sent to you within three business days of their receipt by Owner/Manager.

Yes, please send me a copy of the reports listed above.

Send Reports to Address (if different than above):		
City:	State:	ZIP Code:

Return this form to: _____
 _____ (Apt. Community Address)

NOTICE TO CONSUMER¹

California Civil Code Section 1786.16(a)(3), states that a consumer shall be notified in writing regarding any report which may be construed as an "investigative consumer report" that is requested for the purpose of evaluating the consumer's ability to hire a dwelling unit.

California Civil Code Section 1786.22, states in summary that the agency listed above shall supply files and information relating to these investigations during normal business hours and on reasonable notice. Files maintained shall be made available for the consumer's visual inspection either: (1) by certified mail, pursuant to a written request, with proper identification, for copies to be sent to a specified addressee; (2) by telephone, if the consumer has made a written request, with proper identification for telephone disclosure, and the toll charge, if any, is prepaid by or charged directly to the consumer; or (3) in person, upon furnishing proper identification. "Proper identification" shall mean identification generally deemed sufficient to identify a person, including a valid driver's license, social security account number, military identification card and credit card. Only if the consumer is unable to identify himself with the foregoing information may the agency require additional information concerning the consumer's employment, personal or family history. The agency shall provide a written explanation of any coded information contained in the files maintained on a consumer that is to be distributed whenever a file is provided to a consumer for visual inspection. The agency shall provide trained personnel to explain to the consumer any information furnished to the consumer by the agency. The consumer shall be permitted to be accompanied by one other person of his choosing, who shall also furnish reasonable identification. The agency may require the consumer to furnish a written statement granting permission to the agency to discuss the consumer's file in such person's presence. There may be a fee associated with said disclosure.

A fee of \$42.00 has been received from above applicant on _____ for an offer to rent. The above payment is to be used for processing the resident screening, including any investigative consumer report and/or consumer credit report.

No Application Fee Charged

Cost of investigative consumer report, consumer credit report and reference verification \$ _____

Labor cost of employees for application processing and verifications \$ _____

Total Fee \$ _____

Applicant has given **written authorization** to run a consumer and/or credit report, including a search of any other public information to evaluate their application to live at _____ Apartments, and use the information contained therein for **no other purpose**, as limited by **federal law**. Applicant has provided for verification acceptable forms of the identification to confirm applicant's identity.

Applicant

Management Representative

¹ Owner/Manager does not waive the issue of whether this notice is its legal obligation, but provides such notice to protect the legal right, if any, of the consumer thereto

The Meadows

APARTMENT HOMES

Your New Address is:

_____ Meadow Way # _____
Santa Rosa, CA 95404

The following are a few items to assist with your move-in process:

- Call PG&E and set up new (or transfer) Gas & Electric services:
1.800.743.5000
*****PG&E account # is required to be provided on or before move-in*****
PG&E ACCOUNT # _____
- Set up Renter's Insurance
...Proof of Renter's Insurance is required to be provided on or before move-in...
RENTER'S INSURANCE POLICY# _____
(Assurant - 1.866.786.1683 or www.fastrentersquote.com recommended)
- Set up phone, internet and cable services
- Residents will be responsible for water, sewage and garbage, which will be set up by The Meadows through a third party called Comptrol, we will transfer the bill into your name upon move in.
- All Residents must schedule a move-in appointment with the Leasing Office and all household occupants must be present at the time of lease signing.
*****Please plan for approximately 30 - 45 minutes for the move in process*****
MOVE-IN APPOINTMENT: _____
- Remember to bring your Driver's License or valid government issued ID on the day of your move-in
- All move-in monies must be remitted in the form of a Cashier's Check or Money Order in the full amount that is due. No exceptions.

2355 Meadow Way, Santa Rosa, CA 95404 | themeadows@lpimgt.com
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