

**RENTAL CRITERIA AND APPLICATION  
(CALIFORNIA)  
Effective 11/1/2017**

**RENTAL CRITERIA**

Welcome to our community. In order to reside in our community, we require each guarantor, co-resident occupant 18 years of age or older (and all emancipated minors) to submit a separate application and meet certain rental criteria. Before you complete a Rental Application, we encourage you to review these requirements to determine if you are eligible.

Please note that these are our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect. Additionally, our ability to verify whether these requirements are met is limited to the information we receive from various resident reporting services.

Camden utilizes a credit scoring system that incorporates a statistical model comparing information on an applicant's credit profile, such as bill-paying history, the number and type of accounts, late payments, collection actions, outstanding debt, reported rental history, and the age of accounts, to the credit performance of consumers with similar profiles. The rental scoring system used was created for the purpose of treating all applicants consistently and impartially, without regard to subjective criteria. The scoring system awards points for each factor and considers income, monthly rent, and overall credit history to evaluate how creditworthy an applicant is. Camden reserves the right to require verification of income as a part of its rental criteria in accordance with Camden's policies.

**A. OCCUPANCY GUIDELINES** – All residents and all occupants must be listed on the Rental Contract. Maximum occupancy is no more than two (2) occupants per bedroom plus one (e.g. three people for a one bedroom unit, five people for a two bedroom unit, and seven people for a three bedroom unit).

In the event the number of occupants exceeds the maximum number for that floor plan due to the birth, adoption, custody or guardianship change of a minor child, residents will be permitted to stay in the existing unit through the end of their lease term or 90 days, whichever period is longer. At the end of the lease term (or the above-referenced time period, if the lease would expire before that time, or if the residents are month-to-month), residents must transfer to an appropriate (larger) floor plan subject to availability of the larger floor plan and resident's compliance with the existing Rental Contract, or vacate the unit subject to the terms and conditions of the Rental Contract and supporting addenda.

**B. LEASE GUARANTORS** – Lease Guarantors must submit an application, sign a Lease Guaranty (if applicable) and meet income and credit rental criteria.

**C. WATER FURNITURE** – Water furniture is acceptable only with our written consent, which will be granted when required by law. An insurance policy must be obtained by the resident to cover any damages caused by any permitted water furniture.

**D. PETS** – Pets are not permitted in the community without our written consent. If a pet is allowed, the resident must sign a pet addendum which requires the resident: (i) to adhere to our regulations including any applicable pet weight limit, (ii) pay an addition to the deposit, and (iii) pay any additional pet rent. Breed restrictions may apply; see management for pet approval. Assistance animals for persons with disabilities are not considered to be pets and are not subject to breed and size restrictions, but still require prior approval of management.

**E. FALSE INFORMATION** – Any falsification of information on the application will automatically disqualify the application and be grounds for termination of any tenancy that may have been established.

**F. APPLICATION APPROVAL PROCESS** – The approval process will begin when we have received completed applications from all applicants and guarantors. The approval process will result in one of three outcomes: pass, pass with conditions or fail. Additional deposits or guarantors may be required if pass with conditions is recommended.

This company and this community comply with all applicable fair housing laws including those that prohibit discrimination on the basis of race, color, religion, sex, national origin, handicap, disability, sexual orientation, marital status, age, ancestry, source of income, familial status, gender, gender identity, gender expression, genetic information, medical condition or any arbitrary basis. Applicant(s) and guarantors must give their consent to allow Camden, itself or through its designated agents and its employees, to obtain a credit and consumer report on each applicant or guarantor and to obtain and verify credit and employment and other income information for the purpose of determining whether to lease an apartment to the applicant(s). The owner of this community, and its agents and employees, may obtain additional credit and consumer reports on each applicant or guarantor in the future to update or review the applicant(s)' account or for collection purposes. Upon request by an applicant, when required by law, we will tell applicant(s) or guarantor whether credit and consumer reports were requested and the names and addresses of any credit or consumer reporting agency that provided such reports.

**APPLICATION**

Please complete all information requested below. Incomplete information will delay the processing of your application. PLEASE PRINT CLEARLY. Each guarantor, co-resident and each person 18 years of age or older who will occupy the unit must submit a separate application. Applicants must use their full legal name.

**About You**  Resident  Guarantor

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First Name	Last Name	Middle Initial
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Driver's License # / State Issued	OR	Govt. Photo ID card #
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Birth Date	Social Security Number	
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E-mail	Home Phone Number	Cell Phone Number
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**Current Address**

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Street	Apartment Number		
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City	State	Zip	Country
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**Income:  
Employment (If Employed)**

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Current Employer	Your Position/Title	Years	Months
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Address		City	State	Zip	Work Phone
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\$	\$
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Gross Annual Income	Other Annual Income – including but not limited to proof of welfare, disability, SSI or other government payments, alimony, child support or other court ordered income
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Identify any other adults or emancipated minors who will be residing with you: \_\_\_\_\_

Identify any minors who will be residing with you: \_\_\_\_\_

**Authorization/Acknowledgement.** This application is made for the purpose of procuring rental of premises and for credit clearance.

By signing this application, you declare that all your statements in this application are true and complete. You authorize the community to which you are applying to verify this information through any means, including (but not limited to) credit reporting agencies, consumer reporting agencies and other rental housing owners. If you fail to answer any questions or give false information, the community may reject your application, retain all application fees and deposits to the extent allowed by law for its time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application, the Holding Deposit Agreement or Rental Contract, the prevailing party may recover all attorneys' fees and litigation costs from the losing party. The community may at any time furnish information to credit reporting agencies, consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Rental Contract, the rules and financial obligations.

You have read and understand the above statement and to the best of your knowledge state that all facts are true and correct. It is further understood that a credit report and complete verification will be issued by an independent agent.

Application fees are to be paid at time of rental application and are nonrefundable except as otherwise provided by law. Application fees are charged per applicant. Resident shall pay a charge for each returned form of payment (i.e. check or ACH payment) in an amount of the lesser of: (i) \$50; and (ii) the maximum allowed by applicable law.

APPLICATION APPROVAL PROCESS - The approval process will begin when we have received completed applications from all applicants. The three outcomes from the approval process are pass, pass with conditions or fail. Additional deposits or a guarantor



may be required if pass with conditions is recommended. If you are denied credit, the Equal Credit Opportunity Act requires that the creditor give you a notice that tells you the specific reasons your application was rejected or the fact that you have the right to learn the reasons if you ask within 60 days. If a creditor says you were denied credit because you are too near your credit limits on your charge cards or you have too many credit card accounts, you may want to reapply after paying down your balances or closing some accounts. If you are denied credit because of information from a credit report, the Fair Credit Reporting Act requires the creditor to give you the name, address and phone number of the credit reporting agency that supplied the information. You should contact that agency to find out what your report said.

This company and this community does not discriminate on the basis of race, color, religion, sex, national origin, handicap, sexual orientation, gender, gender identity, gender expression, marital status, age, ancestry, source of income, familial status medical condition, genetic information or any arbitrary basis. The undersigned applicant and guarantor hereby consent to allow Camden, itself or through its designated agents and its employees, to obtain a credit and consumer report on me and to obtain and verify my credit information for the purpose of determining whether to lease an apartment to me. The undersigned also agrees and understands that owner and its agents and employees may obtain additional credit and consumer reports in the future to update or review the undersigned's account.

Application Fees are to be paid at time of rental application and are nonrefundable except as otherwise provided by law. An Application Fee of \$40.00 is charged per applicant and is itemized as follows:

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|---|-----------------------|
| 1. Actual costs of credit report, unlawful detainer (eviction) search, and/or other screening reports:          | \$17.10               |
| 2. Costs to obtain, process and verify screening information (may include staff time and other internal costs): | <u>\$22.90</u>        |
| Total:  | \$40.00 per applicant |

By signing this application, you declare that all your statements in this application are true and complete. You also acknowledge that: (i) you have had the opportunity to review the Rental Application Criteria; (ii) the Rental Application Criteria includes factors such as, credit history, current income and rental history; and (iii) if you do not meet the Rental Application Criteria or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded unless otherwise provided by law.

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Applicant Full Name (printed)	Applicant Signature	Date
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FOR OFFICE USE ONLY

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Community Name	Manager/Agent
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Address	Apt. Number
	\$

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Move In Date	Lease Term	Rent
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**Approved** \_\_\_\_\_      **Approved with Conditions** \_\_\_\_\_      **Not Approved** \_\_\_\_\_