

# Hunt Enterprises

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INVESTMENT REAL ESTATE

4416 West 154<sup>th</sup> Street  
Lawndale, California 90260  
Phone: 323 772 0000  
310 675 3555  
Fax: 310 675 4483

## **WHEN RETURNING YOUR COMPLETED APPLICATION YOU MUST BRING THE FOLLOWING:**

1. Proof of income from a legal and verifiable source:
  - a. Your most recent three (3) paycheck stubs OR your most recent bank statement demonstrating direct deposits from your employer
  - b. Your most recent tax return AND your three (3) most recent bank statements to demonstrate an income source consistent with your tax return
  - c. Social Security or other retirement income
  - d. Disability or SSA/SSI
  - e. Court orders for child and/or spousal support
2. \$30.00 non-refundable credit check fee per person by money order only.
  - a. Applicant(s) that cannot furnish a social security number will be required to pay a \$40.00 non-refundable credit check fee per person by money order only.

The application must be completely filled out with Landlord's name and phone numbers, all area codes, zip codes and the amount of rent paid. Not including this information on your application will delay the credit check process.

We also need to see your driver's license or other government issued identification. We need the original documents to verify. These documents are not used for the credit check process, however we do need copies of these documents before your move-in date to keep on file.

## **WHEN BRINGING YOUR SECURITY DEPOSIT:**

1. We only accept payment by money order or cashier's check (NO CASH OR PERSONAL CHECKS).

## **MOVING IN:**

1. Payment by money order or cashier's check (NO CASH OR PERSONAL CHECKS).
2. Copies of your Driver's License or other Government Issued Identification (if not previously provided).

## **MOVING OUT:**

1. The last month's rent must be paid by money order or cashier's check. (NO CASH OR PERSONAL CHECKS FOR THE LAST MONTH BEFORE YOU MOVE OUT).
2. You must provide a 30-day notice in writing. If you are terminating your lease early, you will be subject to a lease termination fee.

# HUNT ENTERPRISES' RENTAL CRITERIA

It is our policy to conduct business in accordance with the Federal, State and Local Fair Housing Laws. It is our policy to provide housing on an equal opportunity basis to all persons regardless of race, color, religion, sex, national origin, handicap, familial status, marital status, sexual orientation, age, ancestry, source of income, or any arbitrary reason.

## Application Requirements

All applicants who are 18 years and older must submit a separate application. All applications must be completed fully to be considered. If information provided proves to be inaccurate or false now or in the future, applicant will be disqualified. Each applicant must pay a \$30.00 screening fee by money orders or cashier's checks only and submit recent and current proofs of income. After approval, you must leave a holding deposit of not less than \$200.00 in money orders or cashier's checks only within 48 hours and take occupancy and pay rent and the security deposit in full by money orders and cashier's checks only, within 14 days.

## Photo Identification

At the time of application, you will need to show valid photo identification. At the time of moving in, you must submit a copy of your valid photo identification for your file. Acceptable identification includes, but is not limited to, a driver's license, state identification card, passport, or any other government issued I.D. The request for a photo I.D. is solely for the purpose of verifying identification and for no other purpose.

## Occupancy Standard

The maximum occupancies are as follows:

Bachelor/Studio/Single Apartment: Two (2) persons

Two Bedroom: Five (5) persons

Junior One Bedroom and One Bedroom: Three (3) persons

Three Bedroom: Seven (7) persons

## Income to Rent Ratio and Proof of Income

Gross income must be two-and-one-half ( $2\frac{1}{2}$ ) times the monthly rental rate. Applicants must provide proof of current income. Acceptable evidence of income includes, but is not limited to, pay stubs, bank statements, proof of government payments, tax returns, court orders for child and/or spousal support, etc. Other proof of ability to pay rent, such as bank accounts, trust accounts, grants, loans, etc. will be considered, provided that they equal a total sum of twelve (12) months of the rent ratio of  $2\frac{1}{2}$  times rent, and that the presence of such account is verifiably documented.

## Rental History

Any negative rental history within the last seven (7) years is grounds for the denial of an application. Negative rental history includes, but is not limited to the following: NSF checks, late rent payments, outstanding collections from previous landlords, noise complaints, unfulfilled lease or rental agreement term(s), eviction proceedings.

## Credit History

Applicant must have no negative credit that is in excess of three thousand dollars (\$3000.00) and/or four (4) or more accounts past due and show at least an equal dollar amount and number of positive credit accounts. If negative credit is between three thousand dollars (\$3000.00) and six thousand dollars (\$6000.00) and/or six (6) accounts past due and show at least an equal dollar amount and number of positive credit accounts, the applicant will have to pay a double security deposit amount. Bankruptcies will be accepted if they were discharged more than three (3) years prior and at least two (2) credit accounts have been established since then and remain in good standing. Judgments and tax liens from a property management company or mortgage default will be grounds for denial. Other judgments and tax liens may be approved with documented verifiable proof of payment in full. In keeping with our policy of confidentiality and privacy, we do not discuss individual credit reports with an applicant. If you would like to discuss or dispute anything in your credit report, you will need to contact the credit bureau that made the report. You will receive a letter of denial from Hunt Enterprises within two (2) weeks, which will provide you with the name and phone number of that credit bureau.

## Felony Convictions

Landlord reserves the right to conduct a criminal background check on any applicant, and to deny tenancy to any applicant with any felony conviction involving any crime that poses a potential threat to the health, safety, and/or property of Landlord's tenants, guests, agents, employees, and invitees at this property and/or any neighboring properties. Such convictions include, but are not limited to, identity theft, forgery and/or counterfeiting of checks, physical assault and/or battery, sexual assault and/or battery, illegal use and/or illegal transportation of firearms, illegal drug use and/or distribution of illegal drugs, criminal threats, burglary, arson, kidnapping, stalking, child abuse, abuse of an elder or dependent adult, human trafficking, and any crime(s) resulting in great bodily injury to another as defined in California *Penal Code* §12022.7. Determinations regarding denial of any application on the basis of a prior felony conviction of the applicant will be made by Landlord on a case-by-case basis after review of any relevant factors related thereto.

# RENTAL APPLICATION

(to be completed by each adult)

Building Name: \_\_\_\_\_ Apartment # \_\_\_\_\_ Rental \$: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

SS# \_\_\_\_\_ DOB: \_\_\_\_\_ DL# \_\_\_\_\_

Home Telephone Number: \_\_\_\_\_ Work Telephone Number \_\_\_\_\_

Current Address: \_\_\_\_\_

How long at current address: \_\_\_\_\_ Rent Amt. \_\_\_\_\_ Landlord's Phone Number: \_\_\_\_\_

Previous Address: \_\_\_\_\_

How long? \_\_\_\_\_ Rent Amt. \_\_\_\_\_ Landlord's Phone Number: \_\_\_\_\_

Next Previous Address: \_\_\_\_\_

How long? \_\_\_\_\_ Landlord's Phone Number: \_\_\_\_\_

Current Employer: \_\_\_\_\_ Phone Number \_\_\_\_\_

Address: \_\_\_\_\_

Occupation: \_\_\_\_\_ How long? \_\_\_\_\_ Salary: \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Phone Number \_\_\_\_\_

Address: \_\_\_\_\_

Occupation: \_\_\_\_\_ How long? \_\_\_\_\_ Salary: \_\_\_\_\_

Have you ever been evicted? \_\_\_\_\_ Served legal notice: \_\_\_\_\_

Have you ever been convicted of a felony? \_\_\_\_\_

Explain: \_\_\_\_\_

List all persons to live in property:

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Do you have pets? \_\_\_\_\_ Explain: \_\_\_\_\_

Do you have musical instruments? \_\_\_\_\_ Explain: \_\_\_\_\_

Do you have a waterbed? \_\_\_\_\_ Do you have a home computer? \_\_\_\_\_

Vehicle Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Lic. # \_\_\_\_\_

Vehicle Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Lic. # \_\_\_\_\_

Personal reference #1: \_\_\_\_\_ Phone Number \_\_\_\_\_

Personal reference #2 \_\_\_\_\_ Phone Number \_\_\_\_\_

In case of emergency, please notify: \_\_\_\_\_ Phone Number \_\_\_\_\_

I declare that all the information listed on this application is true and accurate. I authorize you to contact any employment, credit check, and/or public record sources concerning my application and to verify all references. Application fee is non refundable. Completed applications are processed on a first come, first served basis.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

To be completed by Manager:

SS# seen and verified \_\_\_\_\_ DL# seen and verified \_\_\_\_\_

Checkstubs (most recent 3 months) seen and verified \_\_\_\_\_

The above verifications were done by me before submitting application for approval.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

