



MERIDIAN PROPERTY GROUP RENTAL POLICY STATEMENT

3661 W. Shields Avenue, Fresno, CA 93722

Phone (559) 276.1700 Fax (559) 276.0228

Dear Prospective Tenant:

Thank you for considering our community for your future residence! The following guidelines have been established so that all applicants will receive the same consideration in determining their eligibility:

1. There is a non-refundable fee of \$35.00 for each application. **(money order or cashier's check only)**
1 months paystubs, I.D. and Social Security Card must be provided with application.
2. Application fees, security deposits (must be paid in a separate money order), and first months rent can not be paid by personal ~~WWW~~
All fees (Rent, w/g, App Fee, Admin Fee, Remote) prior to move in must be paid with money order/cashiers check.
3. Owner follows the California Apartment Association Code, Equal Opportunity Guidelines and code of ethics.
Owner/Management will not discriminate against any potential resident by reason of their race, religion, nationality, ancestry, gender, sexual preference, familial status or physical handicap, and any discrimination prohibited by law.
4. Each adult must fill out an application to rent completely. Incomplete applications will take longer to process or not at all. Do not leave out phone number, addresses etc. Falsified information on any application shall be cause for rejection. The rental application is being used to determine if the prospective resident can and will pay rent, will not disturb neighbors and will take care of the property.
5. All income sources, employment, personal character references and credit rating will be verified for each applicant.
6. Applicant(s) monthly gross income sources (i.e. take home pay, Social Security check, etc.) must be **two and a half (2 1/2)** **times** the amount of the rent.
7. **Meridian has a No Pet Policy.**
Bringing an unauthorized pet in your home will be cause for termination of your residency.
Temporary pet sitting for someone else's pet is not allowed on the property.
8. Availability and move in dates are subject to change.
9. Prior to occupancy each resident shall be required to sign a rental agreement and/or lease, a copy of which will be available at resident's request.
10. All prospective applicants must be legally qualified and competent to execute a rental contract. All applicants must show a current driver's license and social security card or passport. Failure to provide this information will terminate your application.
11. Applicants who have completed a rental application will be considered in the order of the receipt of their application. Incomplete applications will be closed and the next completed application will be processed.
12. All applicants for an apartment **18 years and older** must fill out separate applications.
13. It is recommended that all residents have Renter's Homeowners Insurance.
14. This is a non-smoking community.

This page must be signed and returned with your application.

Applicant Signature

Date

Applicant Signature

Date



CRIMINAL ACTIVITY ADDENDUM

Have you or any member of your household ever been convicted of a felony or pleaded guilty or “no contest” to a felony (whether or not resulting in a conviction)?

Yes No

Have you or any member of your household ever been convicted of or pleaded guilty or “no contest” to engaging in the sale, transportation, manufacture, or use of an illegal drug (whether or not resulting in a conviction)?

Yes No

Have you or any member of your household ever been convicted of or pleaded guilty or “no contest” to a criminal complaint involving sexual misconduct (whether or not resulting in a conviction)?

Yes No

All questions must be answered. If you have answered “yes” to any question, please provide an explanation, including the date, circumstances, and the nature of the offense.

I understand that my occupancy is contingent upon meeting management’s resident selection criteria and housing program requirements. All information supplied will be used determine my household’s eligibility for housing. I authorize the verification of all such information. I declare that all information and answers supplied by me, or on my behalf, during the application process, including, but not limited to the answers to the above questions, are true and correct to the best of my knowledge.

I further understand that providing any false, fraudulent, misleading or incomplete information can cause a delay in processing and will be grounds for denial of tenancy; and in the event that I become a tenant or I am an existing tenant, would be considered a material breach of my rental agreement and can be used as grounds to immediately terminate my tenancy. Any “yes” response on this addendum may lead to rejection of my application, or the immediate Termination of my rental agreement if I am an existing tenant.

Date: _____

Signature

Print Name





APPLICATION TO RENT

Check One

- Tenant
 Guarantor

(All sections must be completed)

Individual applications required from each occupant 18 years of age or older.

Last Name			First Name			Middle Name			Social Security Number		
Other names used in the last 10 years						Work phone number			Mobile/Cell phone number		
Date of birth			E-mail address						Home phone number		
Driver's license number			Expiration			State		Other ID			
1	Present address City State Zip										
	Date in		Date out		Owner/Agent Name				Owner/Agent Phone number		
	Reason for moving							Current rent \$ /Month			
2	Previous address City State Zip										
	Date in		Date out		Owner/Agent Name				Owner/Agent Phone number		
	Reason for moving										
3	Next previous address City State Zip										
	Date in		Date out		Owner/Agent Name				Owner/Agent Phone number		
	Reason for moving										
Proposed occupants List all in addition to yourself	Name				DOB		Name				DOB
	Name				DOB		Name				DOB
	Name				DOB		Name				DOB
Will you have pets?	Describe				Will you have a waterbed?			How did you hear about us?			

I am am not a member of the Armed Forces (including the National Guard and Reserves)

A	Present occupation or source of income				Employer name						
	How long with this employer?		Supervisor's phone number		Employer address						
	Name of your supervisor				City, State, Zip						
B	Prior occupation				Employer name						
	How long with this employer?		Supervisor's phone number		Employer address						
	Name of your supervisor				City, State, Zip						
Current gross income:				Circle one:				Please list ALL of your financial obligations below			
\$		Per		Week		Month					
Name of your bank				Branch or address							



Name of Creditor	Address	Phone Number	Monthly Pmt Amt	
		()		
		()		
		()		
		()		
		()		
		()		
In case of emergency, notify:	Address: Street, City, State, Zip	Relationship	Phone	
1.				
2.				
Personal References:	Address: Street, City, State, Zip	Length of Acquaintance	Occupation	Phone
1.				
2.				

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Automobile: Make: _____ Model: _____ Year: _____ License #: _____

Any additional owing debt or vehicles not listed above:

Have you ever filed for bankruptcy? _____ Have you ever been evicted or asked to move? _____

Have you ever been convicted of selling, distributing or manufacturing illegal drugs? _____

Applicant represents that all the above statements are true and correct and hereby authorizes verification of the above items including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request. Applicant consents to allow Owner/ Agent to disclose tenancy information to previous or subsequent Owners/Agents.

The amount charged is itemized as follows:

1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports \$ _____
2. Cost to obtain, process and verify screening information (may include staff time and other soft costs) \$ _____
3. Total fee charged (cannot exceed \$35 per applicant, which may be adjusted annually with the CPI as of 1-1-98) \$ _____

The undersigned is applying to rent the premises designated as:

Apt. No. _____ Located at _____

_____ **Date**

_____ **Applicant (signature required)**

CODE FOR EQUAL HOUSING OPPORTUNITY

We support the spirit and intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national *origin*.

We agree to abide by the following provisions of this Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy.
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in "steering."
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale

The Meridian Property Group, Inc. reaffirms its belief that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public.

