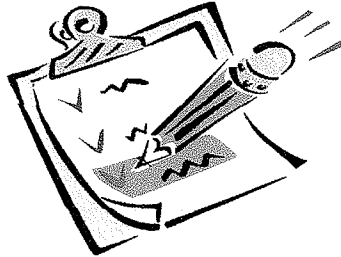


FPI Management Rental Application Instructions (Please read before completing Rental Application)



Thank you for your interest in our Apartment Community. In order to assist us with processing your application in a timely manner we ask that you complete the following:

- A separate Rental Application and Tenant Income Certification Questionnaire must be completed by each household member 18 years or older.
- Rental Applications for all household members must be submitted to the Leasing Office Staff at the same time in order for us to determine eligibility for the LIHTC Program.
- The application needs to be fully completed and legible.
- If you make an error, please draw a single line through the mistake, write in the correct answer and initial your change.
- If a question or section does not apply to you, please use "no" or "none" in your answer. Do not leave any sections or questions blank.
- Applications that contain "whiteout" or correction fluid cannot be accepted.
- Only applications with "wet" signatures can be accepted. Photocopies and/or faxed applications cannot be processed.

Please keep in mind that because our Community is operated under Section 42 of the Internal Revenue Code all information regarding household composition, student status, income and assets must be 3rd party verified before a lease can be executed. This process must also be completed on an annual basis.

FPI RENTAL APPLICATION - TAX CREDIT

Apartment Community Name GARDENS AT IRONWOOD

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

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

Residence History - Please provide all residence history for past 2 years.

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	Employer Name			Address, City, State, Zip		Phone
	Supervisor Name			End Date	Salary per Year, Month, Hour (Circle One)	Position/Occupation
(Circle One)	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 \$ 30.00

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 rep+A110orts 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



RECEIPT FOR RESIDENT SCREENING

Applicant:	Applicant Address:
Owner/Agent (Apartment Community) THE GARDENS AT IRONWOOD	Address: 3431 CORNERSTONE CT PLEASANTON, CA 94566
Phone Number: 925-485-3728	Fax Number: 925-600-0295

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 checked="" 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: GARDENS AT IRONWOOD
3431 Cornerstone Ct Pleasanton, CA 94566 (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 \$30.00 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	\$ 15.95
Labor cost of employees for application processing and verifications	\$ 14.05
Total Fee	\$ 30.00

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 Gardens At Ironwood 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