



FPI Management Inc.

STONERIDGE AT DIABLO HILLS APARTMENTS APPLICATION CRITERIA

Thank you for choosing STONERIDGE AT DIABLO HILLS Apartments as your new potential home. We look forward to serving you. Below is a list of our rental qualifications. Please supply us with all the information listed below. All requested information must be received in order to process and evaluate whether your application for rental at our community qualifies for approval. In addition, we ask that you complete the rental application honestly and accurately in its entirety.

All applicants must meet the itemized criteria below to be considered for tenancy:

- A. All applicants must fill out their application legibly and accurately. Incomplete or falsified applications will be denied.
- B. Roommates/Co-Residents: In the event there are multiple applications to reside in the same apartment, the information from all applicants will be combined during the verification process. A rental application must be completed for each person age 18 or older.
- C. All applicants must show proof of a state or federal issued photo ID, which must be verified with the information on the rental application. If an applicant's ID cannot be verified it is grounds for rejection.
- D. All requested information or documentation must be supplied within 72 hours from the date of the holding deposit. Failure to supply or failure to timely supply the requested information is grounds for rejection. A rejected applicant may not reapply for a period of six months.
- E. Credit history may not include derogatory credit. A copy of the credit history will be obtained through an outside agency. In order for applicants to receive consideration, applicants **must have at least two positive accounts** and there must be **more positive accounts than negative accounts**. No accounts in a "charge off" status. Lack of credit history may result in an increased deposit.
- F. All applicants must have an income at of least 2.5 times the rent. Written verification or proof of all income such as current month bank statement, last 2 current paycheck stubs or last year's tax returns must be provided. If you have income from child support, disability, or retirement, you must provide proof of them. Continuous employment of at least 2 year(s) is required.
- G. All applicants must have 2 year(s) good rental history, and/or have good mortgage payment history, written verification from the landlord and/or previous landlord maybe required. If renting for the first time, an additional deposit may be required depending on your particular situation.

- H. Any applicant with a public record of an unlawful detainer action or an eviction,, owing another landlord or apartment community money and/or having negative rental history will automatically be denied. NO EXCEPTIONS!
- I. The following occupancy guidelines will be applied:
 One bdrm: 3 person maximum Two bdrm: 5 person maximum
 Three bdrm: N.A. person maximum
- J. Bankruptcies: Bankruptcy must be no less than 2 years old and have been discharged. There can be no new negative credit and the bankruptcy cannot have affected previous landlords. Following the discharge the applicant must have positive, independent rental history. The applicant will be considered under these conditions.
- K. Applicants may be rejected for conviction of fraud, theft, drugs, assault and batter or a violent crime, misdemeanor, or for other convictions of illegal activity.
- L. Applicants may be rejected for behavior displayed during tour or application process that would constitute a violation of lease policies. Applicant must display the ability to comply with lease policies.
- M. All applications will be processed and reviewed. Depending on each individual situation, credit will be taken into consideration with all of the rental qualifications listed above. Additional deposits may be required depending on your particular situation. Unfortunately, we cannot guarantee that your application will be approved. The application may take up to 3 days to process.
- N. Denied applicants or conditional approvals will be notified in writing of the reason for denial or conditional approval.
- O. All applications will be reviewed and a consumer credit report, public search and/or a investigative consumer report, that discloses the consumer's character, general reputation, personal characteristics and mode of living, will be obtained and a copy of any such report(s) will be provided to the applicant.

Please sign below acknowledging that you have read the above rental qualification procedure.

Applicant Signature	Date	Apt # applying for _____
Applicant Signature	Date	
Applicant Signature	Date	

FPI Management, Inc.
 G:\Word\Application Criteria (CA-Conventional only)
 May 2006 supersedes November 2005

FPI RENTAL APPLICATION

Apartment Community Name Stoneridge Luxury Apartments

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
----------------------------------	--------------	---------------------------	-------

Personal References

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

APPLICATION PROCESSING FEE \$ 41.72

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