

Village View Apartments

2851 Redwood Pkwy, Vallejo ,CA 94591

Office 707-643-9466 Fax 707-643-9172

BASIC QUALIFICATIONS FOR RESIDENCY

APPLICANT'S HOUSEHOLD INCOME MUST COMBINE TO MAKE AT LEAST **3.0** TIMES THE APARTMENT RENTAL VALUE. EACH APPLICANT (OVER THE AGE OF 18) MUST COMPLETE AN INDIVIDUAL RENTAL APPLICATION.

CRITERIA: WE WILL NOT ACCEPT ANYONE WITH EVICTIONS AND / OR BANKRUPTCIES WITHIN THE LAST THREE TO FIVE YEARS. **DUE TO RECENT RATES OF FORECLOSURE, YOU MAY BE ACCEPTED WITH A FORECLOSURE PROVIDED CREDIT PAYMENTS ARE STILL CURRENT AND OTHER GUIDELINES ABOVE ARE MET.**

NO PETS! BIRDS OR FISH ONLY!! ANYONE CAUGHT WITH ANY ANIMAL WILL BE IN VIOLATION OF HIS / HER LEASE AGREEMENT AND IT IS CONSIDERED GROUNDS FOR IMMEDIATE TERMINATION.

VERIFICATION OF RENTAL APPLICATION: (THIS MAY INCLUDE)

- PAST AND CURRENT RESIDENCY WILL BE VERIFIED. PLEASE PROVIDE ACCURATE TELEPHONE NUMBERS FOR RESIDENCY VERIFICATIONS ON YOUR APPLICATION.
- SALARY AND LENGTH OF EMPLOYMENT WILL BE VERIFIED AND A CREDIT CHECK WILL BE PROCESSED.

APPLICATION PROCESS: A **\$30.00** APPLICATION AND PROCESSING FEE IS REQUIRED FROM EVERYONE OVER THE AGE OF 18, WHEN RETURNING YOUR APPLICATION(S). **THIS MUST BE IN THE FORM OF A MONEY ORDER AND / OR CASHIER'S CHECK, MADE OUT TO**

VILLAGE VIEW APARTMENTS

ONCE YOUR APPLICATION HAS BEEN APPROVED WE REQUIRE A "HOLDING DEPOSIT" ON THE UNIT YOU WISH TO HAVE. THE HOLDING DEPOSIT IS EQUIVILANT TO ONE MONTH'S RENT ON THE APARTMENT YOU HAVE CHOSEN. **THAT AS WELL AS THE FIRST MONTH RENT MUST BE IN THE FORM OF A MONEY ORDER AND / OR CASHIER'S CHECK, MADE OUT TO**

VILLAGE VIEW APARTMENTS.

CREDIT REQUIREMENTS: A CREDIT SCORE OF **650 IS REQUIRED**. IF CREDIT SCORE IS UNDER 650 (600-650), YOU CAN BE APPROVED WITH AN INCREASED DEPOSIT EQUAL TO **1.5 TO 2 TIMES** THE MONTHLY RENTAL AMOUNT. **IF YOUR CREDIT SCORE IS BELOW 600, THE APPLICATION WILL BE DENIED.**

IF ANY UNPAID OR OUTSTANDING COLLECTION ACCOUNTS ARE FROM A UTILITY, LANDLORD OR A MANAGEMENT- COMPANY, THE APPLICATION WILL BE DENIED.

BY SIGNING THIS STATEMENT I / WE INDICATE THAT THE ABOVE QUALIFICATIONS ARE UNDERSTOOD AND THAT I / WE HAVE RECEIVED A COPY OF THIS INFORMATION SHEET.

SIGNATURE OF POTENTIAL RESIDENT / DATE

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WE ARE AN EQUAL OPPORTUNITY HOUSING PROVIDER.

WE FULLY COMPLY WITH THE **FEDERAL FAIR HOUSING ACT**. WE DO NOT DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDYCAP, FAMILIAL STATES OR NATIONAL ORIGIN. WE ALSO COMPLY WITH ALL THE STATE AND LOCAL FAIR HOUSING LAWS.