Castle Hill
2725 Elvyra Way ▪ Sacramento, CA 95821
(916) 487-7447
CastleHill@RayStoneInc.com

RAY STONE
INCORPORATED

Rental Qualifications

- Each resident must have one (1) year good rental history
- Each resident must have a good credit report rating *(no owing of utilities or to previous landlords, no evictions within the last 7 years, and bankruptcies must be discharged)*
- Minimum of six (6) months verifiable income per household
- Gross *(before taxes)* monthly income must equal 2.5 times the rental rate per household

Release of Information

I am applying to rent a residential premises from Castle Hill.

It is important that my prospective landlord or property manager be provided with information regarding my tenancy with current or former landlord or property manager, credit history, employment history, and any criminal records. On-Site Manager, Inc., will be providing said information.

I, the Applicant named below, give On-Site Manager, Inc. and Castle Hill permission to communicate with my current or former landlord or property manager for the purpose of discussing any and all of the facts and circumstances of my current or former tenancy, as well as any other information listed on my application. There are no limitations or restrictions regarding what may be discussed or revealed to Castle Hill or On-Site Manager, Inc. I also give my permission to communicate with my current employer(s) and/or supervisor(s) for the purpose of verifying the employment information listed on my application. I am aware that a credit history, eviction search and/or criminal background check will be done in conjunction with my application.

I hereby hold Castle Hill and On-Site Manager, Inc. free of any liability for providing written or verbal information and/or discussing the quality of my tenancy with current and former landlords, property managers, supervisors, or employers.

I understand that I may have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

_____	_____	_____
Print Name of Applicant	Signature of Applicant	Date

What We Need to Process Your Application

- Government Issued Photo Identification *
- Social Security Number *or* ITIN Number *
- Your two most current pay stubs
- $35 Application fee per person, in the form of a cashier's check or money order

** If unavailable, other forms of identification will be considered*

In order to hold the 1st available apartment of your choice, a $100 holding deposit is required in the form of a cashier's check or money order – the holding deposit is refundable for up to 72 hours. This holding deposit will be applied against your security deposit when you move-in.

Occupancy Standard: 2 per bedroom + 1
***** Please No Cash or Personal Check Payments *****