

## **River's Edge**

505 Pioneer Drive ▪ Lodi, CA 95240

(209) 367-1100

RiversEdge@RayStoneInc.com



### **Rental Qualifications**

- Each resident must have two (2) years 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 premise from River's Edge.

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 River's Edge 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 River's Edge 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 and an eviction search will be done in conjunction with my application.

I hereby hold River's Edge 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**

- Your two most current pay stubs
- \$40 Application fee per person, in the form of a cashier's check or money order
- Government Issued Photo Identification \*
- Social Security Number *or* ITIN Number \*

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

In order to hold the 1<sup>st</sup> 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 \*\****

***This is a Smoking Community - No Smoking in the Common Areas***