

# **Rental Application Disclosures and Requirements for Approval**

**SUMMiT Properties**  
179 Butcher Road, Vacaville, CA 95687  
707-448-8906 (fax 707-446-2441)  
www.summitprops.com

The application fee\* is \$25.00 per person (\$6.00 Credit Report plus \$19.00 Cost to obtain, process and verify information). We do **NOT** accept co-signers.

Completed applications are processed on a first come first serve basis. Until each occupant has submitted **ALL** documentation **AND** required fees, an application will be considered **INCOMPLETE**. Once processing has begun all fees are non-refundable.

**A. Each occupant 18 years or older must provide the following:**

1. A completed, signed and dated 'Residential Rental Application'
2. A completed, signed and dated 'Release of Information Authorization by Rental Applicant'
3. **Application fee.** This fee is payable by **CASH, CASHIERS CHECK or MONEY ORDER ONLY**.  
\*Additional costs may apply if an occupant's employer requires verification through a 3<sup>rd</sup> party company (The Work Number, etc.).
4. A valid government issued **photo identification** card (Driver license, Passport, etc.)
5. A valid **signature identification card** (Social Security Card, Credit Card, etc.)
6. Most recent **pay stub** or **written verification of income**. This is required for all income sources listed on the application.
7. Proof of **current rabies shots** for any dogs (2 pet maximum and subject to owner approval)

**B. SUMMiT Properties and other outside agencies will verify ALL of the following:**

1. That all ID's are valid
2. That the combined household gross income is at least three (3) times the monthly rent
3. Section 8 applicants only must show either;
  - a. A combined household gross income of at least three (3) times the monthly rent

**OR**

  - b. A combined household gross income of at least three (3) times their portion of the monthly rent **Plus** \$250.00 per person per month
4. That the required income has been continuous for the last six (6) months.
5. That the application is signed.
6. Good landlord references.
7. That the applicant has at least 70% good credit history.

**C. Additional Security Deposit Will Be Required If:**

1. Income has not been continuous for at least 6 months.
2. Percentage of good credit is less than 70% of all credit accounts.
3. You have a pet (2 pet maximum)

**Liens, Judgments, and/or collection amounts exceeding \$500 are all grounds for denial.**

**D. Following approval of your application by SUMMiT Properties:**

1. All parties must sign the Rental Lease Agreement.
2. The security Deposit must be paid in Cashier Check or Money Order.
3. The first full month's Rent must be paid prior to taking possession of the property. This payment must be made by CASHIER CHECK OR MONEY ORDER.

**Neighborhood Conditions:** Applicants are advised to satisfy themselves as to neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime statistics, registered felons or offenders, fire protection, other governmental services, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development which may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, facilities and condition of common areas, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of applicant.

**Equal Housing Opportunity:** We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are not barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.





## **Release of Information Authorization by Rental Applicant**

I hereby authorize the release of information requested by SUMMIT Properties. I authorize SUMMIT Properties to obtain reports and information that may include; credit reports, unlawful detainer (eviction) reports, social security number verification, fraud warnings, current and previous tenant history and current and previous employment history.

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Date

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