



3251 Corte Malpaso, Suite #506 • Camarillo, CA 93012
Office:805.273-9555 Fax:805.273-9550
denver@goldcoastcommercial.com

RENTAL APPLICATION

Instruction Sheet for Application

The following guidelines have been established for renting this living unit so that all applicants receive the same consideration in determining their eligibility.

1. Owners follow the California Apartment Association Code for Equal Opportunity and Code of Ethics. Owner/management will not discriminate against any rental applicant by reason of their color, race, marital status, or physical handicap, or any discrimination prohibited by law.
2. **Each adult must fill out an application** to rent. **Application must be signed before they will be processed.** NO BLANKS! Incomplete applications will not be processed. Falsified information shall be cause for rejections. The rental application is used to determine if:
 - a. prospective resident(s) can and will pay rent
 - b. prospective resident(s) will not disturb neighbors
 - c. prospective resident(s) will take care of the property
3. All income sources, employment, rental references and credit rating will be verified for each applicant.
4. Unless otherwise guaranteed, applicant(s) monthly net income sources (i.e. take home pay, financial aid, child support, Social Security, unemployment, disability, etc.) must be two and a half (2 ½) times one month's rent. You must provide verification of all income (2 months of wage stubs and/or award letters for financial aid, Social Security, SSI, unemployment, disability, etc.)
5. Any applicant(s) who does not have enough income to qualify may possibly qualify with a cosigner. The cosigner must be a full time employed person able to verify they have sufficient income to qualify and have excellent credit.
6. **All applicants and cosigners must provide a copy of a valid drivers license or California ID card.**
7. No pet will be allowed (except legal guide, signal or service dogs) without prior written permission from the management and a signed pet agreement. Only one (1) cat or dog will be allowed. Known breeds of dogs prone to aggression such as Pit Bulls, Rottweilers, Siberian Huskies, German Shepherds, Alaskan Malamutes and Chows will not be approved due to insurance restrictions. **Be sure to specify breed of dog.**
8. **Upon acceptance to rent, applicant must pay deposit in full. On or before the move date the applicant must pay one full month's rent.** Both deposit and first month's rent must be in the form of cashier's check or money order. The rent for the partial month's period shall be prorated on the basis of a 30-day month and shall be paid on or before the next rental due date.
9. Prior to occupancy, each resident shall be required to sign a standard rental agreement or lease. All proposed applicants must be legally qualified and competent to execute a rental contract.



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**Guarantee Of Rental Agreement
Co-Signer Application And Agreement**

1. In consideration of the execution of the Rental Agreement, dated _____, for the premises located at _____, by and between GCPPM as “Landlord” and _____ as Resident “Tenant”, and for valuable consideration, receipt of which is hereby acknowledged, the undersigned _____, herein Guarantor, does hereby guarantee unconditionally to Owner, its successor and assigns, including management companies, the prompt payment by Resident of the rent or any other sums which become due pursuant to the Rental Agreement, a copy of which is attached hereto, including any and all court costs or attorney’s fees incurred in enforcing the Rental Agreement.
2. In the event of the breach of any terms of the Rental Agreement by Resident, Guarantor shall be liable for any damages, financial or physical, caused by Resident, including any legal fees incurred in enforcing the Rental Agreement.
3. This Guarantee may be immediately enforced by Owner or Owner’s designated representative upon any default by Resident and any action against Guarantor may be brought at any time without first seeking recourse against Resident.
4. The insolvency of Resident or nonpayment of any sums due from Resident may be deemed a default giving rise to action by Owner against Guarantor.
5. If any legal action or other proceeding is brought by any party to enforce any part of this Guarantee, the prevailing party shall be entitled to reasonable attorney’s fees and costs incurred.
6. This Guarantee does not confer a right to possession of the premises by Guarantor, and Owner is not required to serve Guarantor with any notices to terminate or to perform covenants, including any demand for payment of rent, prior to Owner proceeding against Guarantor for Guarantor’s obligations under this guarantee.
7. Unless released in writing by Owner, Guarantor shall remain obligated by the terms of this Guarantee for the entire period of the tenancy provided by the Rental Agreement and for any extensions granted pursuant thereto.



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Guarantor's Name (please print)		Social Security Number
Guarantor's Street Address, City, State, Zip		Date of birth (mm/dd/yy)
Work Phone	Home Phone	Cell Phone
Employer		Employer's Phone Number
Employer's Street Address, City, State, Zip		
Household Gross Monthly Income	# In Household	Monthly Mortgage or Rental Costs

Applicant represents that all the above statements are true and correct and agrees to be a guarantor for the above mentioned person(s). Applicant hereby authorizes verification of the above items including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request.

Guarantor's Signature _____ Date _____

Please attach a copy of your current driver's license!!!



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Last Name	First Name	Middle Name	Social Security Number	
Date of Birth	Driver's License & State		Cell Phone	Home Phone
1. Present Address		City	State	Zip Code
Date In	Date Out	Owner/Mgr Name	Owner/Mgr Phone	
Reason for Moving				
2. Previous Address		City	State	Zip Code
Date In	Date Out	Owner/Mgr Name	Owner/Mgr Phone	
Reason for Moving				
3. Previous Address		City	State	Zip Code
Date In	Date Out	Owner/Mgr Name	Owner/Mgr Phone	
Reason for Moving				
Proposed Occupants				
Name		Name		
List all in Addition to Yourself				

Will you have pets? ___yes ___no	Describe/ State Breed	Will you have filled furniture? ___yes ___no	Describe
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A. Present Occupation		Company Name	
Start Date	End Date	Work Address	
Name or your Supervisor	Supervisor's Phone #	Gross Income	



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B. Prior Occupation		Company Name	
Start Date	End Date	Work Address	
Name of your Supervisor		Supervisor's Phone #	Gross Income
List income from sources other than employment (Financial Aid, Social Security, SSI, Unemployment, Disability, Child Support, ETC.)			
Source of other income		Amount	
Source of other income		Amount	
Total Gross Income from all sources			
PROVIDE WRITTEN VERIFICATION OF ALL INCOME			
Bank Name			

In case of Emergency Notify:	Address	City/State	Phone	Relationship
1.				
2.				
Personal References:	Address	City/State	Phone	Length of Acquaintance
1.				
2.				

Auto Make	Model	Year	License Plate #
Auto Make	Model	Year	License Plate #
Motorcycle/Other	Model	Year	License Plate #

