Jamison Management Company
A California Corporation
129 W. Torrance Boulevard, Redondo Beach, CA 90277
Tel (310) 798-9154 Fax (310) 798-9164

CREDIT SCREENING POLICY
As of April 21, 2010

Property Address: _____

Jamison Management Company is an Equal Opportunity Housing provider. It is the policy of this Company to screen all applicants for an apartment on these premises according to the guidelines below:

A. **Complete Rental Application**: Applicant must provide accurate and honest answers for all fields on the application. If a field is not applicable, applicant must write "N/A" in the field.

B. **Identification**: Applicant must provide a valid U.S. government issued identification card and social security card.

C. **Positive Rental History**: "We reserve the right to deny an application if we cannot verify rental history."

D. **Income Requirements**: Applicant(s) must earn verifiable monthly gross income equal to or greater than 2.5 times the monthly rent. Income from all adult applicants may be combined to meet this income requirement.
   a. Employed Applicants must provide a copy of the three latest paycheck stubs for income verification.
   b. Self-employed Applicants must provide a copy of their latest Federal year tax return and business license, as applicable. In lieu of the tax return, applicant may provide a copy of the last three bank statements showing deposits greater than four times the monthly rent and copies of all 1099's issued to applicant.
   c. Students must provide a copy of their student ID, their current class schedule and verifiable income. A Guarantor may be used if applicant does not qualify alone. In such case, the Guarantor must earn at least four times the monthly rent and be approved with good credit.

E. **Fair to Good Credit Record**: Applicant must have fair to good credit to qualify.
   a. Applicant may not have any prior evictions.
   b. Applicant may not have any open bankruptcies.
   c. If applicant has prior bankruptcies, applicant must have good credit since the bankruptcy.
   d. Applicant may not have any outstanding collections with prior apartment communities or landlords exceeding $150.
   e. The majority of all trade accounts must be in good standing.

F. **Criminal Background Check**: Applicant may not have any felonies on record. Applicant may not have been convicted of any crimes against person, property, or drug related offense within seven years of disposition, release or parole.

G. **Occupancy Limit**: Two people per bedroom, plus one.

By signing below, I acknowledge that the credit screening criteria has been communicated to me and I understand that my application fee is non-refundable.

X_____ Date _____ X_____ Date _____

EQUAL HOUSING OPPORTUNITY

RENT	**$ _____**
DEPOSIT	**$ _____**
TOTAL	**$ _____**

Jamison Management Company

Residential Application to Rent

Individual applications required from each proposed occupant 18 years of age or older

APPLICANT

First, Middle, Last Name	Date of Birth	Social Security #	Driver's License#
Other Names Used in the last 10 Years	Home Phone	Work Phone	Cell Phone
How did you hear about the rental (Check all that apply)?			Email Address
Craig's list __, Westside Rentals __, www.jamico.com __, Drive-by __, Other _____			

ADDITIONAL OCCUPANTS *list everyone who will live with you:*

First, Middle, Last Name	Date of Birth	Relationship To Applicant

EMPLOYMENT

	Current Employment	Prior Employment
Employer		
Address		
Employer Phone		
Job Title/Occupation		
Name of Supervisor		
Dates of Employment	From: To:	From: To:
Income Per Month	$	$
Other Income Per Month	$ Source:	

RESIDENCE AND RENTAL HISTORY

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Date of Occupancy			
Owner or Manager			
Phone Number			
Reason For Leaving			
Last Rent Paid	$	$	$

PERSONAL REFERENCES

In case of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			

VEHICLES

Make	Model	Color	Year	License No.	State

CREDIT INFORMATION

Name of Bank	Branch Address	Account No.	Balance
		Checking	$
		Savings	$

Credit Accounts	Account No.	Address/City	Phone	Current Balance	Monthly Min. Pmt.

ADDITIONAL INFORMATION (Circle answer that applies)

1. Do you smoke? YES NO
2. Do you have any pets? YES NO
3. Have you ever had a Civil Judgment or Tax Lien? YES NO
4. Have you ever had any credit problems? YES NO
5. Have you ever been evicted for non-payment of rent? YES NO
6. Have you ever filed for bankruptcy? YES NO
7. Will you be using any water-filled furniture in the apartment (including aquariums)? YES NO
8. Have you ever been conducted of a felony? YES NO
9. Have you ever been convicted for selling, possessing, distributing or manufacturing illegal drugs? YES NO

Please explain any "Yes" answers to the above questions:

_____

_____

_____

Have you given written NOTICE to your Landlord? _____ What is your expected Move-In Date? _____

A NON-REFUNDABLE application fee of **$30** is hereby submitted for the cost of processing the application to obtain credit history and other background information. PLEASE RETURN THE FOLLOWING WITH THE APPLICATION FEE: COPY OF THREE MOST RECENT PAYCHECK STUBS, A GOVERNMENT ISSUED IDENTIFICATION CARD AND SOCIAL SECURITY CARD. Please return these items to: Manager _____ Phone _____ located at _____.

The applicant (name) _____ herby applies to rent/lease Apartment #____ at _____ for $_____ per month, and upon landlord's approval agrees to enter into a Rental Agreement and/or lease and pay all rent and security deposits required before occupancy.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, Telechecks, and/or criminal background reports. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant authorizes, without reservation, any part or agency contacted to furnish, completely and without limitation, any and all of the above mentioned information and any other information related thereto, now and in the future, as evidenced by signing below. Furthermore, Applicant releases from liability and will defend and hold harmless all requesters and suppliers of information in accordance herewith.

Applicant declares that all statements on this Application to Rent are true and complete. If Applicant fails to answer any question or give false information, we will reject the application. Giving false information is a serious criminal offense. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules and financial obligations.

Applicant Signature _____ Date _____