



TRIUMPH MANAGEMENT
COMPANY

SADDLEBACK RANCH APARTMENTS

23151 Los Alisos Boulevard Mission Viejo, CA 92691 Leasing Office: (949) 586-2050 Fax: (949)586-9835

Qualifying Criteria For All Applicants: (for Co-signer see separate Co-signer Criteria)

- **Occupancy Limit 1x1 - Max 3 people**
Occupancy Limit 2x2 - Max of 5 people
Occupancy Limit 3X2 - Max of 7 people
- Valid Photo Identification - All Adult Applicants Over 18 years of Age
- Social Security Card - All Adult Applicants Over 18 years of Age
- 3 Current Consecutive Pay stubs- For All Applicants
- Self-Employed Applicants need 6 months current bank statements and prior 2 years Tax Returns
- “Other Income” – 3 Months Current Bank Statements and/or prior 2 years Tax Returns
- Combined Gross Income: MUST BE 2X – 2.5X MONTHLY RENT (PRE-TAX)
- Rental Application Signed and Completed (please write “N/A” for any items that do not apply)
- Holding Deposit of \$100.00 - In a Check, Money Order, Debit or Credit Card
- Application Fee \$ 40.00 – In a Check or Money Order, Debit or Credit Card, per applicant 18 years or older and separate from the \$100.00 holding agreement
- 2 Years of Verifiable Rental/Mortgage History
- 2 Years of Verifiable Employment history or Other source of Income
- Any Bankruptcies Must be Discharged/No Evictions or Balance Owed to Apartment or Management Company
- Renter’s Insurance is Required as a condition of your Lease and the Minimum Coverage must be at least \$100,000 for Personal Liability
- You can purchase a policy with www.renterslive.com
- If you purchase a policy other than eRentersPlan – Saddleback Ranch, LLC/Triumph Management must be listed on the policy as an “ADDITIONAL INTEREST”.
- Only ONE vehicle allowed for 1 bedrooms and TWO vehicles allowed for 2 bedrooms.

Please be aware that the Amount of Security Deposit is based on the entire Application Process.
(Credit results, Rental History Verification, Income Verification, and Employment Verification).

- **Balance of Deposit and Lease Signing is DUE within 3 days of approved application**
- **Should you cancel after the 3 days Saddleback Ranch Apartments will retain the entire security deposit**
- **Proof of Renter’s Insurance coverage due on or before move in – Keys will not be issued without a current policy**

Thank you for considering Saddleback Ranch Apartments, as your future home.

Signature

Date



SADDLEBACK RANCH APARTMENTS RENTAL APPLICATION

23151 Los Alisos Blvd, Mission Viejo, CA 92691 | Direct: (949)586-2050 | Fax: (949)586-9835

Please provide us with all the information requested below.

Incomplete information will only delay the processing of your Rental Application.

PLEASE PRINT CLEARLY

EMAIL ADDRESS: _____

First name _____ Middle _____ Last _____

Social Security # _____ - _____ - _____ Date of Birth _____ - _____ - _____ Drivers License # _____ State _____

Mobile Phone (_____) _____ Work Phone (_____) _____

Full Name (all other Occupants)	Age	Relationship

RENTAL HISTORY - Two (2) years

1.) Current Address: _____
Street Apt# City State Zip

Apt. Complex Name _____ From _____ / _____ To _____ / _____ Amt. Rent Paid \$ _____
MO/YR MO/YR Monthly

Owner/Mgr: _____
Full Name Street City State Zip

Owner/Mgr. Telephone # (_____) _____ Reason for Leaving _____

Mortgage Company (If Owned): _____
Name Of Company Address Telephone# Loan #

2.) Previous Address: _____
Street Apt# City State Zip

Apt. Complex Name _____ From _____ / _____ To _____ / _____ Amt. Rent Paid \$ _____
MO/YR MO/YR Monthly

Owner/Mgr: _____
Full Name Street City State Zip

Owner/Mgr. Telephone # (_____) _____ Reason for Leaving _____

Mortgage Company (If Owned): _____
Name Of Company Address Telephone# Loan #

3.) Prior Address: _____
Street Apt# City State Zip

Apt. Complex Name _____ From _____ / _____ To _____ / _____ Amt. Rent Paid \$ _____
MO/YR MO/YR Monthly

Owner/Mgr. Telephone # (_____) _____ Reason for Leaving _____

Mortgage Company (If Owned): _____
Name Of Company Address Telephone# Loan #

EMPLOYMENT HISTORY- Two (2) years

1.) Current Employment: _____ Address: _____
Company Name Street City State Zip

Gross Monthly Salary \$ _____ Position _____ From _____ / _____ To _____ / _____

Supervisor _____ Business Phone (_____) _____
Full Name Position

2.) Previous Employment: _____ Address: _____
Company Name Street City State Zip

Gross Monthly Salary \$ _____ Position _____ From _____ / _____ To _____ / _____

Supervisor _____ Business Phone (_____) _____
Full Name Position

BANKING INFORMATION

Checking Account: _____
Bank Name _____ Type of Account _____ Phone # _____
Savings Account: _____
Bank Name _____ Type of Account _____ Phone # _____

REFERENCES

First Name _____ Last Name _____ Relationship _____ Address _____ Phone Number _____

First Name _____ Last Name _____ Relationship _____ Address _____ Phone Number _____

Emergency Contact: _____
Full Name _____ Relationship _____ Phone # _____ Address _____

MISCELLANEOUS INFORMATION

Pet 1: _____
Description : Name _____ Breed _____ Color _____ Age _____ Weight _____ Height _____

Pet 2: _____
Description : Name _____ Breed _____ Color _____ Age _____ Weight _____ Height _____

Water-filled Furniture: _____
Description _____ Number of Items _____

Automobiles / Motorcycles to be parked on premises:

Year _____ Make _____ Model _____ Color _____ License Plate # _____

Year _____ Make _____ Model _____ Color _____ License Plate # _____

Have you ever been delinquent in payment of your rent or any other financial obligation? Y / N

If yes, please explain: _____

Have you ever been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform any obligation of a rental agreement, lease, or left owing a balance)? Y / N If yes, please explain: _____

APARTMENT RESERVATION AGREEMENT

Apartment # _____ at Saddleback Ranch Apartments, 23151 Los Alisos Blvd. Mission Viejo CA 92691

Monthly Rental: \$ _____ Lease Term: _____

The undersigned has paid to Saddleback Ranch Apartments, the sum of: \$ _____ as a deposit in connection with this application. The deposit shall be used and applied in the following order:

- 1.) \$40.00 Per Applicant 18+Over (Constitutes a non-refundable fee for processing a consumer report)**
- 2.) \$100.00 shall be applied, toward the Security Deposit upon approval of this application. If the application is not approved for any reason, this portion of the application deposit shall be refunded.**
- 3.) Once applicant(s) deposits money to hold an apartment, the apartment is taken off the market and is held in good faith for the applicant. Applicant has 3 days after approval date to change their mind or to pay the remainder of the deposit, and sign the lease to continue holding the apartment. After the 3 days, Saddleback Ranch Apartments shall retain the entire security deposit if prospect decides to cancel.**

The information on this application is true and correct to the best of my knowledge. I hereby authorize Saddleback Ranch Apartments or its agents to verify the above information and to obtain either a consumer or investigative credit report. I understand that the \$35.00 fee for verifying this rental application is not a deposit or rent and will not be applied to future rent or refunded, even if this application to rent is declined. NOTE: APPLICANT MUST SIGN BELOW.

Signature: _____ **Date:** _____ **Time:** _____



Thank you for applying with us.

