



TRIUMPH MANAGEMENT  
COMPANY

**THE BLUFFS AT CARLSBAD APARTMENTS**  
2707 Avenida De Anita Carlsbad, CA 92010 Leasing Office: (760) 729-8871 Fax: (760) 729-2507

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

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- **Occupancy Limit 1x1 - Max of 3 people**  
**Occupancy Limit 2X1 - Max of 5 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 2.5X - 3X 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](http://www.renterslive.com)
- If you purchase a policy other than eRentersPlan – TMG Carlsbad Apartments, LLC/Triumph Management must be listed on the policy as an "ADDITIONAL INTEREST".
- RUBS- Resident will be billed via a 3<sup>rd</sup> party company for water, sewer, and trash.

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).

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- **Balance of Deposit and Lease Signing is DUE within 3 days of approved application**
- **Should you cancel after the 3 days The Bluffs at Carlsbad 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 The Bluffs at Carlsbad Apartments, as your future home.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



# THE BLUFFS AT CARLSBAD APARTMENTS RENTAL APPLICATION

2707 Avenida De Anita, Carlsbad, CA 92010|Direct: (760)729-8871|Fax: (760)729-2507

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 The Bluffs at Carlsbad Apartments, 2707 Avenida De Anita. Carlsbad CA 92010**

**Monthly Rental: \$ \_\_\_\_\_ Lease Term: \_\_\_\_\_**

**The undersigned has paid to The Bluffs at Carlsbad 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, The Bluffs at Carlsbad 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 The Bluffs at Carlsbad Apartments or its agents to verify the above information and to obtain either a consumer or investigative credit report. I understand that the \$40.00 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.*

