



TRIUMPH MANAGEMENT
COMPANY

CASA OAKS APARTMENTS

2080, 2088, 2092 W. Hillcrest Drive Newbury Park, CA 91320 Leasing Office: (805) 498-0019 Fax: (805) 498-6169

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

- **Occupancy Limit Studio - Max of 2 people**
Occupancy Limit 1x1 - Max of 3 people
Occupancy Limit 2X2 - 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
- If you purchase a policy other than eRentersPlan – Casa Oaks Investments, LLC/Triumph Management must be listed on the policy as an "ADDITIONAL INTEREST".
- RUBS- resident will be billed via 3rd 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).

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

Signature

Date



CASA OAKS APARTMENTS RENTAL APPLICATION

2088 W. Hillcrest Drive, Newbury Park, CA 91320|Direct: (805)498-0019|Fax: (805)498-6169

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 Casa Oaks Apartments, 2088 W. Hillcrest Drive. Newbury Park CA 91320

Monthly Rental: \$ _____ Lease Term: _____

The undersigned has paid to Casa Oaks 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, Casa Oaks 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 Casa Oaks 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.

