

# CASTAIC LAKE APARTMENTS

31701 Ridge Route Road • Castaic, CA 91384  
(661) 257-1763 • [manager@castaiclakeapartments.com](mailto:manager@castaiclakeapartments.com)  
[www.castaiclakeapartments.com](http://www.castaiclakeapartments.com)

## Applicant Qualification Criteria for Renting at The Castaic Lake Apartments

Before filling out an application, please review our list of criteria below. If you feel you meet the criteria please apply, because we would be happy to rent to you. Also if you have any questions or concerns, feel to call or e-mail the apartment manager.

- A completed and signed application from all proposed occupants over the age of 18 must be submitted. **All lines must be filled in correctly.** Incorrect or misinformation will disqualify you as a prospective renter.
- A \$30 screening fee for each adult (\$50 for a married couple) in cash, cashier's check or money order for the purpose of running credit and eviction reports is required with each application.
- You must provide photo I.D. We require a photo I.D. such as a Driver's license, State Issued ID card, or Social Security card. *(Note: Military cards or IDs are not accepted).*
- You must have a credit report that demonstrates a willingness to pay financial obligations in a timely fashion. That being said, the Castaic Lake Apartments Corporate Office requires a FICO score of at least **650. We do not participate in Section 8 nor accept potential tenants who use this type of program.**
- Each adult applicant must have **no records of eviction.** In addition, you will be **denied if you have a conviction for any type of crime that would be considered a threat to real property or the ability of other residents to peacefully enjoy these premises.**
- Each adult applicant must provide at least **3 contact numbers for references** (see attached sheet).
- Employment History and Sufficient Income: We **require monthly income of at least 2.5 times the amount of your monthly rent per applicant (or primary paying applicant)** Income must be verifiable through pay stubs, employer contact, or tax records. All other income, including self-employment must be verified through tax records.
- Rental History must be verifiable from unbiased sources. If you're related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords, your application may be declined.
- If your application is accepted a security deposit and the pro-rated rent amount is required in advance. The security deposit is equal to **1.5 to 2 times the first month's rent.** The security deposit and the prorated rent must be paid via **cash, cashier's check or money order.** In some cases the Corporate Office may accept a double security deposit to meet the rental criteria.
- The Castaic Lake Apartments complex **is a smoke free environment.** Smoking of tobacco products by tenants and/or their visitors is strictly prohibited on the entire property. All tenants are required to sign a non-smoking addendum at the time of signing the lease.

Please fill out both the reference form and application. When finished with both, go to print and click "save as PDF."

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When finished, e-mail packet to your manager or mail it and the application fee to:  
Attention: Management  
31701 Ridge Rt. Rd. 110  
Castaic, CA 91394

**Application Contact Numbers for References (see Manager)\***

Name(s) of Adult Applicants:

**Adult Applicant** The following are references for  (name of adult applicant):

- One Landlord Reference
  - Name:  /Number:
- One Personal Reference (non family member)
  - Name:  /Number:
- One Professional Reference
  - Name:  /Number:

**Adult Applicant** The following are references for  (name of adult applicant):

- One Landlord Reference
  - Name  /Number:
- One Personal Reference (non family member)
  - Name  /Number:
- One Professional Reference
  - Name:  /Number:

\* Every applicant must provide the above references in order to move forward in the application process. Any unfavorable responses or concerns are grounds to reject a potential applicant from be admitted to rent any unit within the complex.

***Matt Mehringer***  
Apartment Manager  
Castaic Lake Apartments

# APPLICATION TO RENT OR LEASE

**APPLICANT** Each Applicant over the age of 18 must complete their own application form

**PLEASE PRINT**

|                                       |               |                   |                    |
|---------------------------------------|---------------|-------------------|--------------------|
| First, Middle, Last Name              | Date of Birth | Social Security # | Driver's License # |
|                                       |               |                   |                    |
| Other Names Used In the Last 10 Years | Home Phone    | Cell Phone        | Email Address      |
|                                       |               |                   |                    |

**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           |                                |                                |
| Name of Supervisor  |                                |                                |
| Dates of Employment | From:                      To: | From:                      To: |
| Income Per Month    | \$                             | \$                             |

**RESIDENCE**

|                                      | Current Residence | Previous Residence | Previous Residence |
|--------------------------------------|-------------------|--------------------|--------------------|
| Street Address                       |                   |                    |                    |
| City                                 |                   |                    |                    |
| State & Zip                          |                   |                    |                    |
| Dates of Stay                        |                   |                    |                    |
| Owner/Manager<br>And<br>Phone number |                   |                    |                    |
| Reason For Leaving                   |                   |                    |                    |
| Last Rent Paid                       | \$                | \$                 | \$                 |

**VEHICLES**

| Automobiles | Make | Model | Color | Year | License No. |
|-------------|------|-------|-------|------|-------------|
|             |      |       |       |      |             |
|             |      |       |       |      |             |
| Motorcycles |      |       |       |      |             |

**PERSONAL REFERENCES**

| In Case Of Emergency, Notify      | Address/City | Phone | Relationship |
|-----------------------------------|--------------|-------|--------------|
| Close Friend                      |              |       |              |
|                                   |              |       |              |
| Nearest Relative Living Elsewhere |              |       |              |
|                                   |              |       |              |



**CREDIT INFORMATION** Please list all your financial obligations

| Name of Bank or Savings & Loan |             | Branch or Address |  | Account No. |         | Balance     |  |
|--------------------------------|-------------|-------------------|--|-------------|---------|-------------|--|
|                                |             |                   |  | Checking    |         | \$          |  |
|                                |             |                   |  | Savings     |         | \$          |  |
| Credit Accounts                | Account No. | Address/City      |  | Phone       | Balance | Due Monthly |  |
|                                |             |                   |  |             |         |             |  |
|                                |             |                   |  |             |         |             |  |
|                                |             |                   |  |             |         |             |  |
|                                |             |                   |  |             |         |             |  |
|                                |             |                   |  |             |         |             |  |

**GENERAL INFORMATION** Check answer that applies

- Do you smoke?  YES  NO
- Do you have any pets/animals?  YES  NO
- Have you ever filed for bankruptcy?  YES  NO
- Do you have any musical instruments?  YES  NO
- Do you have any water-filled furniture or do you intend to use water filled furniture in the apartment?  YES  NO
- Have you ever been convicted for selling, possessing, distributing or manufacturing illegal drugs or convicted of any other crime?  YES  NO
- Have you ever been evicted or named as a defendant in an eviction for non-payment of rent or any other reason?  YES  NO

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

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Why are you leaving your current residence? \_\_\_\_\_

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The applicant hereby applies to rent/lease Apartment # \_\_\_\_\_ at \_\_\_\_\_ for \$ \_\_\_\_\_ per month, and upon owner's approval agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An application fee of \$ \_\_\_\_\_ is hereby submitted for the cost of processing this application, to obtain credit history and other background information.

**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 understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. In the event that a material misstatement or misrepresentation is discovered after Applicant is accepted as a Resident, and whether or not a Lease or Month to Month Rental Agreement is executed, Owner may, at Owner's sole discretion, deem such misstatement or misrepresentation to be a material and non-curable breach of any subsequent Lease or Month to Month Rental Agreement and grounds for rescission of the contract and immediate eviction. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.**

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature required)

