



Right Time Development Corporation provides Equal Housing Opportunity for all applicants. Leasing procedures are subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. State or local jurisdictions may impose additional requirements.

Right Time Development Corporation is committed to the Equal Housing Opportunity Act and all homes are available on an equal opportunity basis.

Respect for Others

We are seeking residents who will be respectful towards their neighbors, our property managers, and the rules within their community. If you do not share a value system based on mutual respect, please reconsider applying. If our value system resonates with you and you meet the Qualification Review criteria, we look forward to providing you with housing.

Qualification Review Criteria

1. Applicant(s) are screened using five criteria: sufficient funds, *credit score, income level, rental history, and employment verification.
2. We generally select applicants with a credit score of 650+ and with a history of financial responsibility. We also screen applicants for previous eviction(s), negative rental history, sex offender registration, felony criminal record(s) related to violence and/or fraud, and outstanding collection(s) and/or debt obligation(s).
3. All applicants applying with you must meet the eligibility requirements in order to be accepted for residency.

*SB 267 makes it unlawful, in instances where there is a government rent subsidy, for a landlord to use a person's credit history as part of the application process for a rental accommodation without offering the applicant the option, at the applicant's discretion, of providing lawful, verifiable alternative evidence of reasonable ability to pay the portion of the rent to be paid by the tenant, including, but not limited to, government benefit payments, pay records, and bank statements. When so offered, the applicant may elect to provide alternative evidence of reasonable ability to pay.

Application Fees Disclosure

Lease Application Costs

- Showing Request: \$0
- Lease Application: \$0
- Service / Support Animal Application: \$0
- Credit Check Fee: \$22 per applicant age 18 and

Other Fees

- E-check payments: \$0
- Credit Card Payment: 2.95%
- Debit Card Payment: varies
- Non-Sufficient Funds (NSF) Fee: \$25

Basic Information

Email 1*

Email 2

Phone Number 1 *

Phone Number 2

Home you are applying for? *

How many bedrooms are you applying for? *

- 1 Bedroom
- 3 Bedroom

- 2 Bedroom
- 4 Bedroom

First Name	Middle Name	Last Name
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Date of Birth *

Month Day Year

Social Security Number *

*We require this information to obtain a Credit Report and criminal background check

Please attach a **FRONT-SIDE photo of your Social Security Card** and a **FRONT-SIDE copy of your government-issued photo identification** (e.g., driver's license, passport)

Vehicle license plate number(s) *

Do you own or intend to store any electric bikes or electric scooters within your home? *

Yes No

Including yourself, how many occupants moving in are age 18 and over? *

Please list all additional occupants (including minors) below:

Additional Occupant 1

First Name Middle Name Last Name Suffix

Relationship to Additional Occupant 1

Additional Occupant 2

First Name Middle Name Last Name Suffix

Relationship to Additional Occupant 2

Additional Occupant 3

First Name Middle Name Last Name

Relationship to Additional Occupant 3

Additional Occupant 4

First Name

Middle Name

Last Name

Suffix

Relationship to Additional Occupant 4

Additional Occupant 5

First Name

Middle Name

Last Name

Suffix

Relationship to Additional Occupant 5

Additional Occupant 6

First Name

Middle Name

Last Name

Relationship to Additional Occupant 6

Additional Occupant 7

First Name

Middle Name

Last Name

Relationship to Additional Occupant 7

Additional Occupant 8

First Name

Middle Name

Last Name

Relationship to Additional Occupant 8

Rental History Verification

I _____ hereby grant you permission to disclose my rental history to Right Time Development Corporation, in order that they may determine my eligibility for rental of a home.

Signature: _____ Date: _____

First Name *

Middle Name *

Input N/A if no middle name

Last Name *

Suffix

Ex. Jr. or III

Current Landlord / Property Manager *

Current Landlord / Property Manager Phone Number *

Current Landlord / Property Manager Email *

Current Residence Address *

How long have you lived at this address? *

Current Rent Amount Paid *

If you did not list the contact information of a property management company in the above section, you **MUST** provide a copy of your **current lease agreement** and **proof of monthly rent payment**.

Please tell us more about your move, why are you leaving your current residence? *

Prior Residence Address 1 *

Prior Landlord / Property Manager 1 *

Prior Landlord / Property Manager Phone Number 1 *

Prior Rent Amount Paid 1 *

Reason for leaving *

Prior Residence Address 2

Prior Landlord / Property Manager 2

Prior Landlord / Property Manager Phone Number 2

Prior Rent Amount Paid 2

Reason for leaving

Prior Residence Address 3

Prior Landlord / Property Manager 3

Prior Landlord / Property Manager Phone Number 3

Prior Rent Amount Paid 3

Reason for leaving

If you are currently leasing, do you have a respectful relationship with your property manager and/or property management company? If not, please explain. *

Do you have pets/animals? *

Yes

No

If Yes, please explain. After you submit this lease application, please also complete and submit the Service/Support Animal Application.

*We currently have a no pet policy but service/support animals are accepted. To qualify, you must submit written verification from your health care provider stating that you are disabled and that your service/support animal is necessary. Additionally, your service/support animal's health records must show that your animal is in good health, parasite-free, and vaccinated. Your service/support animal must not pose a threat to others, disrupt the ability of other residents to enjoy their dwelling, cause considerable damage to property, or cause undue hardship, burden, or expenses for the landlord. Please be sure to include your name, number, and address of your health care provider and veterinarian so we may verify your supporting documentation.
WARNING: in the State of California, it is a misdemeanor for an owner to tag and represent that a dog is a service dog when it is not.

Do You Smoke? *

Yes

No

If Yes, please explain

*Our properties have a strict smoke-free policy which prohibits smoking of any kind, including cigarettes, cigars, e-cigarettes, marijuana, and/or other substances, both indoors and outdoors.

Have you ever been convicted of any crime? *

Yes

No

If Yes, please explain

*A criminal background check will be conducted during the Qualification Review

Have you ever been convicted for selling, possessing, distributing, or manufacturing of illegal drugs? *

Yes

No

If Yes, please explain

*A criminal background check will be conducted during the Qualification Review

Are you a registered sex offender? *

Yes

No

Have you ever been evicted or named as a defendant in an eviction? *

Yes

No

If Yes, please explain

*A Rental History check will be conducted during the Qualification Review

How did you hear about this home?

Have you applied with us before? *

Yes

No

If you've applied with us before, what year did you apply?

If so, which community did you apply for?

Income & Sufficient Funds Verification

Are there any debt collectors attempting to collect on a debt you owe and/or do you have any financial obligations you are unable to satisfy? *

Yes

No

If yes, please explain

*A Credit Report and Employment Verification check will be conducted during the Qualification Review

What is your current financial situation? *

*A Credit History and Employment Verification check will be conducted during the Qualification Review

Please attach your MOST CURRENT copies of Pay Stubs that reflect your income for the ENTIRE month

WARNING: submitting false or altered financial statements is a federal crime and will be reported to law enforcement.

Please attach TWO of your MOST CURRENT CHECKING BANK STATEMENTS (all pages)

WARNING: submitting false or altered financial statements is a federal crime and will be reported to law enforcement.

Please attach TWO of your MOST CURRENT SAVINGS BANK STATEMENT (all pages)

WARNING: submitting false or altered financial statements is a federal crime and will be reported to law enforcement.

If applicable, please attach your Section 8 Housing Voucher

NOTICE: SB 267 makes it unlawful, in instances where there is a government rent subsidy, for a landlord to use a person's credit history as part of the application process for a rental accommodation without offering the applicant the option, at the applicant's discretion, of providing lawful, verifiable alternative evidence of reasonable ability to pay the portion of the rent to be paid by the tenant, including, but not limited to, government benefit payments, pay records, and bank statements. **If you are a government rent subsidy applicant who wishes not to have your credit checked, please annotate this in the feedback section of this application and you will not be charged a credit check fee.**

Employment Verification

Current Employer: _____

Employer Address: _____

Employer Phone Number: _____

Employer Email: _____

Name of Your Supervisor: _____

Applicant First Name: _____

Applicant Last Name: _____

Applicant Job Title: _____

I _____ hereby grant you permission to disclose my employment history to

Right Time Development Corporation, in order that they may determine my eligibility for rental of a home.

Signature: _____ Date: _____

Dates of Employment *

Gross Income Per Month *

Prior Employer

Prior Employer Address

Prior Employer Phone Number

Prior Job Title

Name of Prior Supervisor

Prior Dates of Employment

Prior Gross Income Per Month

If you are a business owner, please provide your CA Secretary of State issued business license number

If you are a contractor, please provide your Contractors State License Board issued license number

Emergency Contacts

In case of emergency, notify contact 1:

First Name Last Name

Relationship to contact 1:

Emergency contact 1 phone number:

Contact 1 email:

example@example.com

In case of emergency, notify contact 2:

First Name Last Name

Relationship to contact 2:

Emergency contact 2 phone number:

Contact 2 email:

example@example.com

Qualification Review Payment

Payment with E-Check (Option 1)

Credit Check Fee: \$20 per applicant, \$30 for current residents adding a roommate. There are no additional fees to pay using our two payment method options.

Name on Account: _____ **Account Type:** **Checking** **Saving**
Bank Name: _____
Routing Number: _____
Account Number: _____

Payment with Credit/Debit Card (Option 2)

Card Type: **Credit Card** **Debit Card**
Card Number: _____ **CVC Code:** _____
Expiration Month and Year: _____
Name as Appeared on the Card: _____
Billing Address: _____

I authorize RTD to charge my bank account or debit/credit card for the purpose of conducting the Qualification Review. I understand that I will be charged for the total number of people 18 and over who are applying (you will not be double-charged if applying with a group).

What can we do to improve the application process for you? *

LEASE APPLICATION COMPLETENESS *

Unless I am applying alone, I understand that everyone 18 and over applying with me is also required to submit this application and that the Qualification Review may not begin until everyone in my group has made their submission.

Rental Application FRAUD WARNING

SUBMITTING FALSE OR ALTERED FINANCIAL DOCUMENTS IS A FEDERAL CRIME AND WILL BE REPORTED TO LAW ENFORCEMENT. Applicant represents that all information given on this application is true and correct.

IDENTITY VERIFICATION/ FRAUD & MISREPRESENTATION *

SUBMITTING FALSE OR ALTERED FINANCIAL DOCUMENTS IS A FEDERAL CRIME AND WILL BE REPORTED TO LAW ENFORCEMENT. 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 landlord 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 inaccurate information provided in the application may cause a delay in processing which may result in a 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 a 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.