

## *Racquet Club Apartments*

*44045 15<sup>th</sup> Street West*

*Lancaster, CA 93534*

*Office: (661) 949-2549*

*Fax: (661) 949-8866*

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### **REQUIREMENTS TO QUALIFY AS A RESIDENT:**

1. RACQUET CLUB APARTMENTS and all of its employees obey all fair housing laws. This includes all federal and state regulations which prohibit discrimination regarding any application on the basis of race, color, creed, religion, national origin, sex, sexual orientation, marital status, mental or physical disability, age, familial status or any protected group or people.
2. Each adult (18 years or older) must complete an Application to Rent completely. **INCOMPLETE applications** will not be processed. In addition, all data and references listed on the rental application must be verifiable. Providing false information on the application shall be cause for rejection.
3. Each applicant shall have a good credit rating established which will be verified through a credit reporting agency. An adverse report such as delinquent accounts, unpaid judgments, slow pay history, or other adverse credit information could disqualify the applicant. A FICO score of 650 or lower will require an Extra Security Deposit, if the application is approved. A code "4" for unpaid returned checks shall be cause for disqualification. Any negative credit after filing a bankruptcy is cause for rejection.
4. Applicant's employment and/or other source of income must be verifiable. The combined gross income of all applicants per unit must be equal to or greater than 3 times the monthly rent. The applicant's last 2 consecutive pay stubs will be required. If the applicant's income or any portion thereof is dependant upon employment, the length of employment and/or job stability will be a factor of consideration. Previous employment information must be made available upon request.
5. Current and prior landlord references will be verified. The six most recent rent receipts with one year of rental history will be required. Failure to pay rent on time, to give a full 30 days notice in writing prior to termination of tenancy, to protect property or to respect the rights of other tenants will disqualify the applicant. Stability of residency and applicant's willingness and ability to care for their current and prior residences will be a factor of consideration. Any evictions on the applicant's record shall be cause for rejection on the application.
6. Applicant must be at least 18 years of age in order to sign the rental agreement. For verification purposes, applicant must present a valid driver's license or state ID in addition to the applicant's original **Social Security Card or ITIN card** at the time the application to rent is submitted. If a homeowner, the applicant must provide the mortgage holders name and their account number. If self-employed, the applicant must provide last year's tax returns or 1099 forms.
7. The occupancy standards established for this community have been developed according to various criteria including the design of the development, the market conditions and any applicable legal restrains. The guidelines set forth to ensure local health and safety regulations are complied with.
8. Prior to occupancy, each applicant will be required to sign a rental agreement. The security deposit and the first month's rent shall be paid in full upon signing the Lease Agreement and prior to occupancy of the apartment. The \$100.00 reservation fee will be applied to your first month's rent. If not approved, the \$100.00 reservation fee will be refunded to the applicant. The reservation is refundable upon cancellation by 5:00 pm the following day after approval. Please note that all money paid, including move-in, must be in money order or cashiers check. No personal checks will be accepted prior to move-in. After move-in, personal checks will be accepted.
9. To ensure equal consideration for all applicants, deviations from the aforementioned rental policies are NOT permitted by the on-site management staff.

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### **REQUIREMENTS TO RESERVE AN APARTMENT WITH RACQUET CLUB APARTMENTS:**

1. Application Fee: **\$25.00** per application (each adult 18 years and older), by money order or cashiers check only, made payable to **ROWE DEVELOPMENT COMPANY**
2. Reservation Fee: **\$100.00** by **SEPARATE** money order or cashiers check, made payable to **RACQUET CLUB APARTMENTS**
3. Completed Application(s)
4. **Security Deposit is \$350.00 on Approved Credit (to be paid at Move-In)**

### **REQUIREMENTS TO QUALIFY AS A RESIDENT:**

- Verifiable income of three times the amount of rent. (income paid as cash is not verifiable)
- A minimum of one (1) year at current job or Verifiable Income equal to or greater than four times the monthly rent
- Last two consecutive pay stubs or Letter of Intent for employment showing income
- Current driver's license or state ID
- Social Security Card or ITIN Card (Individual Tax ID Number)
- Six most recent rent receipts with one year rental history
- If homeowner: Mortgage holder name and account number
- If self-employed: Last year's tax returns or 1099 forms
- Good credit history – **A FICO score of 650 or lower will require Extra Security Deposit, if the application is approved**

### **IMMEDIATE DISQUALIFICATIONS:**

- Unlawful Detainer/Eviction
- Code 4/one or more unpaid NSF checks
- Any information on the Rental Application that we are unable to verify

Once approved, the \$100.00 reservation fee will be applied to your first months rent. If not approved, the \$100.00 reservation fee will be refunded to the applicant. The reservation fee is refundable upon cancellation by 5:00 pm the following day after approval.

\* Please note that **all money paid**, including move-in, **must be in money order or cashiers check**. No personal checks or cash will be accepted prior to moving in. After move-in, personal checks will be accepted.

Our rental office is open seven days a week, except on major holidays.  
The office hours are 9-5:00 pm Monday-Friday, and 10-5:00 pm Saturday-Sunday.

***Thank you for your application***