

I/We have read the foregoing information and hereby make an application for Unit #\_\_\_\_\_ at the monthly rental rate of \$\_\_\_\_\_ for the lease term of \_\_\_\_\_.

I/We elect to apply using the:

- Regular Standard  
 Alternate Standard  
(select one)

I/We would like to move in on\_\_\_\_\_.

I/We will/will not have a pet. (circle one)

Signature of all applicants:

\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_



Lightner Property Group and its affiliates are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

## Lightner Property Group

612 Howard Street, Ste. 390  
San Francisco, CA 94105  
Phone: (415) 267-2900  
Fax: (415) 267-2905

### Property Applying For:

- 136 Parker Street, SF  
 168-170 Belvedere, SF  
 1101 Francisco Street, SF  
 1133 Fell Street, SF  
 1635 Gough Street, SF  
 1667 Green Street, SF  
 140-20th Avenue, SF  
 1472 Filbert Street, SF  
 1935 Franklin Street, SF  
 3554 Pierce Street, SF  
 4405 California Street, SF

[www.LightnerGroup.com](http://www.LightnerGroup.com)

CA. Dept of RE #01069851



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California 94105

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# Information Regarding Application for Residential Apartment

*Thank you for your interest in our apartment communities. Before you apply for an apartment, we would like you to make note of the following important information.*

1. We require a deposit equal to 25% of one months rent with your completed application. This deposit will be applied to your first months rent upon acceptance, and is payable to the property owner. The deposit check should be made out to:

\_\_\_\_\_

In addition, there is a \$40 charge per credit report for each adult applicant<sup>1</sup>. The credit report charge is payable to Lightner Property Group, Inc. You should note that the building ownership and management company participate in a national credit reporting service and information about your tenancy may, from time to time, be reported.

If your application is rejected for any reason, your deposit will be refunded to you in full. The fee for the credit check(s) will not be refunded for any reason. If you choose not to move into the building after submitting the application, but before you sign the lease, the deposit money will be forfeited to the building owner to cover the balance of the costs and expenses for processing the application and holding the unit off of the market. Therefore, please do not submit an application unless you are sure you want the apartment. \_\_\_\_\_ (Initial Here)

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<sup>1</sup> The fee which you have paid will be used to off-set a portion of the costs associated with the processing of your application. A listing of the potential processing expenses follows: actual cost of regular credit reports for the total sum of approximately \$13.45 or more, plus the cost to obtain, process and verify screening information, including staff time and soft costs which we estimate to be \$45.00 or more.

\_\_\_\_\_ (Initial Here)

2. Our standard security deposit is equal to one and one-half times the monthly rental rate (including charges for a garage space and/or other monthly charges). This must be paid in full by money order or cashiers check within three business days of your accepted application. You will be required to sign the lease when you pay your security deposit. The commencement date of the lease must be within two weeks of the application or the date the apartment is available, which ever is later. The security deposit is not to be used as last month's rent. \_\_\_\_\_ (Initial Here)

3. By signing this agreement you authorize Lightner Property Group, Inc., its affiliates and/or the property owner to obtain a credit report for each adult applicant. You agree to pay Lightner Property Group, Inc. for the credit report(s) and you authorize the same to contact your present employer, bank, personal references and your present and previous landlords. If there is anything negative on your credit history, or if your employer or previous landlords would not recommend you as a resident, then you should provide a detailed explanation with your completed application.

4. To qualify for the apartment you must have good credit, receive acceptable references from former landlords and meet our income or one of the alternative income standards. Our regular income standard requires that a single occupant have at least three times the monthly rent in gross income. If two people will occupy the apartment then the combined income must be four times the monthly rent (and if three people will occupy the apartment the combined income must be five times the monthly rent, etc.). If you do not believe you will meet this standard, please ask for our Alternative Income Brochure, which is available from the leasing agent or online at our web site, [www.lightnergroupp.com](http://www.lightnergroupp.com).

All income must be lawful, verifiable and must have been stable for six months or more. In the event you have substantial long term debt, you may be required to show additional income. Our standard lease term is one year. Shorter lease terms will increase the monthly rent. Leases or shorter terms can be terminated only with 60 days notice.

5. The application will take at least three business days to process. If you advise us at the time you make the application that you need an answer sooner, we will do our best, but cannot guarantee to get a response to you more quickly.

6. We do not allow pets, EXCEPT cats (no more than two per unit), and fish (tank up to 30 gallons with proof of insurance for water damage). Please note that service animals, such as seeing eye dogs or dogs for the hearing impaired, are not subject to our pet rules. Please ask the rental representative for details. \_\_\_\_\_ (Initial Here)

7. You must sign a pet agreement to have a pet and there is a monthly pet fee of \$20 to \$30 per month per pet, dependent upon whether the apartment has hardwood floors or carpeting. There is a pet security deposit of one-half of the total monthly rent if the apartment has carpeting and \$500 if the apartment has hardwood floors. Please note that if your pet does any damage to the apartment unit or to the common areas of the building, you will be financially responsible for all repairs, even if the cost of the repairs exceeds the amount of your total security deposit.