

Please complete this form entirely in ink, noting "N/A" or "none" where applicable. Do not use white out. The information you provide will be verified prior to TICAC's approval to rent an apartment to you in an apartment community owned by either The Irvine Company, Irvine Apartment Communities, L.P. or Irvine Commercial Property Company (collectively, "Owner").

1. Applicant History

Community:		Address:		
Print Applicant's full name (Last, First, Middle Initial) Jr./Sr.		Date of Birth	Social Security Number	Driver's License #
<i>Name of Co-Applicants (A separate Application is required for each Co-Applicant)</i>				
(Last, First, Middle Initial)		(Last, First, Middle Initial)		(Last, First, Middle Initial)
(Last, First, Middle Initial)		(Last, First, Middle Initial)		(Last, First, Middle Initial)
Applicant's Present Address:		<input type="checkbox"/> Own	Phone #	Dates:
_____		<input type="checkbox"/> Rent:	E-Mail *	From
City	State & Zip			To
Detached family home: <input type="checkbox"/>	Attached family home: <input type="checkbox"/>	Apartment: <input type="checkbox"/>		
Monthly Payment \$ _____		To whom do you make payments? _____		
Present Landlord's Name & Address:				Phone #
Immediate Prior Address (if less than 1 yr. at above)		<input type="checkbox"/> Own	Monthly Payment:	Dates:
_____		<input type="checkbox"/> Rent:	\$ _____	From
_____				To
Immediate Prior Landlord's Name & Address:				Phone #
Do you own a Pet? <input type="checkbox"/> Yes <input type="checkbox"/> No Number of Pets: _____ Type: _____				
Breed: _____ Adult Pet Weight: _____				

2. Occupants

Proposed Occupants (Last, First, Middle Initial)	Date of Birth	(Last, First, Middle Initial)	Date of Birth
(Last, First, Middle Initial)	Date of Birth	(Last, First, Middle Initial)	Date of Birth
(Last, First, Middle Initial)	Date of Birth	(Last, First, Middle Initial)	Date of Birth

3. Employment

Employer (if self-employed, name of business), Business Address (including Zip Code)						
Phone #	Type of Business	Position	Dates: From _____ To _____	Supervisor	Phone #	Income Mo.
Other Income	Source	Applicant must provide 1 pay stub or most recent tax return		Contact		
Immediate Prior Employer Name & Address:				Phone #	Dates: From _____ To _____	Income Mo.

4. Financial

Checking: bank and branch (include City/State)		Account #
Savings: bank and branch (include City/State)		Account #
Manager's Review / Initials _____	Have you ever filed for bankruptcy protection? <input type="checkbox"/> Yes <input type="checkbox"/> No County and State where filed: _____ What year? _____	
	Have you ever had any public record suits, liens, judgments or repossessions? <input type="checkbox"/> Yes <input type="checkbox"/> No What year? _____	
	Have you ever been evicted? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Have you ever defaulted on a lease? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Have you ever been convicted of a felony that involved an offense against property, persons, government officials, or that involved firearms, illegal drugs, or sex or sex crimes? <input type="checkbox"/> Yes <input type="checkbox"/> No	

5. Emergency Information

In case of emergency, please notify: (Local name, address & phone number)		Relationship:
_____		_____
If applicable, parents' phone numbers:		
Father's Name () _____		Mother's Name () _____

* By providing an e-mail address, I am electing to receive e-mail from The Irvine Company and its affiliates.

6. How did you first learn of this apartment community?

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> O.C. Register | <input type="checkbox"/> Drive By | <input type="checkbox"/> rental-living.com | <input type="checkbox"/> Promotion/Sp. Event |
| <input type="checkbox"/> Apartment Guide | <input type="checkbox"/> Signs | <input type="checkbox"/> Website - Other * | <input type="checkbox"/> SJ Mercury |
| <input type="checkbox"/> Orig. Apt. Magazine | <input type="checkbox"/> Other IAC Community | <input type="checkbox"/> Referral * | <input type="checkbox"/> Newspaper-Other* |
| <input type="checkbox"/> Rental Living (IAC Mag) | <input type="checkbox"/> LA Times | <input type="checkbox"/> Relocator Service | <input type="checkbox"/> Magazine - Other * |
| <input type="checkbox"/> For Rent Magazine | <input type="checkbox"/> SD Union | <input type="checkbox"/> Flyer | <input type="checkbox"/> Affordable Housing |
| <input type="checkbox"/> IAC Apt. Info Center | <input type="checkbox"/> SD Reader | <input type="checkbox"/> Postcard/Mailer | <input type="checkbox"/> Other - Not Listed * |

* PLEASE FILL IN: _____

7. Reason for relocation: _____

8. How many vehicles do you own/drive? _____

Make _____ Year _____ License # _____
 Make _____ Year _____ License # _____

Note: Parking of recreational vehicles, boats or trailers is not permitted in the Community.

9. Do you have Renter's Insurance? Yes No

10. Consent to Verification of Credit and Other Information:

I am making this Application voluntarily for the purpose of obtaining TICAC's approval to rent an apartment in the apartment community shown above. I acknowledge receiving the Notice to Applicant Regarding Investigative Consumer Reports and explicitly authorize TICAC, Owner, and their respective employees and agents (collectively, the "TICAC Parties"), to verify the credit and other information provided by me in this Application and to obtain credit reports, investigative consumer reports, and other reports from credit reporting agencies, tenant screening service companies, banks (including electronic funds verification), employers and other persons or entities with information relating to this Application. I also authorize the TICAC Parties to provide information contained in this Application to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. I understand that if I lease this apartment, the TICAC Parties shall have a continuing right to review my credit information, payment history, occupancy history and other information in this Application for purposes related to my Lease and/or for account review both during and after the term of my Lease.

I hereby release and hold harmless The Irvine Company, Irvine Apartment Communities, L.P., Irvine Commercial Property Company, The Irvine Company Apartment Communities, Inc., and all of their respective officers, employees and agents, from any and all liability, legal proceedings and costs, including attorneys' fees, arising out of the verification and/or use of the information contained in this Application, including the release of such information to other parties.

I warrant that, to the best of my knowledge, all of the information provided in this Application (including but not limited to the statement of my financial condition) is true, accurate, complete and correct as of the date of this Application. If any information provided by me is determined to be false, such false statement will be grounds for disapproval of my Application or termination of my Lease with Owner. I agree to notify TICAC if any of the information provided in this Application changes during the Application process or during my tenancy. I also understand that TICAC will retain this Application, along with any other information provided by me, whether or not this Application is approved.

A non-refundable Application Screening Fee of \$40.00 (as itemized below) is required from each Applicant to process this Application and to check the information provided. A separate Application to Rent must be signed by each Applicant who will occupy the apartment before this Application will be considered by TICAC.

 Applicant's Signature Date

RECEIPT FOR APPLICATION SCREENING FEE

On the date below, TICAC received \$40 from the undersigned Applicant in connection with Applicant's Application to Rent an apartment from Owner.

The above amount is to be used to screen Applicant with regards to credit history and other background information. The amount charged is itemized as follows:

1.	Actual costs of credit report, unlawful detainer (eviction) search, and/or other screening reports	\$6.65
2.	Cost to obtain, process and verify screening information (may include staff's time and other related costs)	\$33.35
3.	Total fee charged (may not exceed \$40 per Applicant)	<u>\$40.00</u>

Applicant authorizes verification of information supplied by Applicant on this Application through credit reporting agencies, personal reference checks and other information sources.

 Applicant's Signature Date

The Irvine Company Apartment Communities, Inc.

By: _____
Date

Notice to Applicant:

In connection with your Application to Rent, we will obtain an investigative consumer report, as well as and other consumer reports (each an "Investigative Consumer Report") from one or more investigative consumer reporting agencies (each an "Investigative Consumer Reporting Agency") regarding your credit worthiness, eviction history, character, general reputation, personal characteristics, and mode of living. Such reports may include other information provided through credit reporting agencies, tenant screening service companies, and other investigative consumer reporting agencies, each of whom may run credit reports, investigative consumer reports, and eviction reports, among other reports.

The Investigative Consumer Report or Reports will be prepared by First Advantage SafeRent (formerly known as First American Registry). First Advantage SafeRent can be contacted by mail at 7300 Westmore Road, Suite 3, Rockville, MD 20850-5223, attn. Customer Relations Department, or by telephone at (888) 333-2413.

Obtain a Copy of the Investigative Consumer Report:

Please check this box if you wish to receive a copy of any Investigative Consumer Report that is prepared in connection with your Application to Rent. If you check this box, we will hand deliver a copy of each such Investigative Consumer Report to you during the application process or send a copy to the address indicated on your application within three business days of the date that such Investigative Consumer Report is provided to us. Each Investigative Consumer Report will also contain the name, address, and telephone number of the Investigative Consumer Reporting Agency that prepared the Report and information on how to contact that agency.

Applicant's Inspection Rights:

Upon your request and proper identification, any Investigative Consumer Reporting Agency that provides an Investigative Consumer Report regarding you, is required to allow you to inspect all of its files regarding you that it maintained at the time of your request.

NOTE: The Investigative Consumer Reporting Agency is not required to disclose the sources of information (other than public records and records from databases available for sale) acquired solely for use in preparing an investigative consumer report as long as it was used for no other purpose. However, you may have the right to obtain the identity of such sources in a court action brought under California Civil Code §§ 1786 et seq.

The files maintained by the Investigative Consumer Reporting Agency concerning you must also be available for your inspection in the following manner:

- (a) In person, if you appear in person and furnish proper identification. You may also obtain a copy of your file for the actual cost of the copying.
- (b) By certified mail, if you make a written request with proper identification, for copies to be sent to a specific addressee. The Investigative Consumer Reporting Agency sending the reports will not be liable for disclosures to third parties caused by mishandling of mail after it leaves the Investigative Consumer Reporting Agency.
- (c) By telephone, in summary format, if (i) you have made a written request with proper identification for telephone disclosure, and (ii) the toll charge, if any, for the telephone call is prepaid by or charged directly to you.

"Proper identification" means information that is generally deemed sufficient to identify a person, including such documents as a valid driver's license, social security account number, military identification card, and credit cards. If, and only if, you are unable to reasonably identify yourself with the information described above, the Investigative Consumer Reporting Agency may require additional information concerning your employment and personal or family history in order to verify your identity.

The Investigative Consumer Reporting Agency must provide trained personnel to explain to you any information furnished to you in accordance with these procedures, and must provide written explanation of any coded information contained in your file. This written explanation must be distributed whenever a file is provided for inspection.

You are permitted to bring one other person of your choosing with you. This person must also furnish identification. If you bring another person, the Investigative Consumer Reporting Agency may require you to provide written permission allowing the Investigative Consumer Reporting Agency to discuss your file in that person's presence.

Applicant Signature

Date

Irvine Apartment Communities supports the Fair Housing Act as amended, prohibiting discrimination in housing based on race, religion, sex, national origin, handicap or familial status. The following qualification standards will be required from every prospective resident. They include, but are not limited to:

IDENTIFICATION

All visitors must present a valid driver’s license or other photo identification in order to view the community. Other acceptable forms of identification include valid state issued I.D. card, valid Military I.D. card or a valid Passport.

QUALIFYING STANDARDS

Rental History: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected.

Credit History: An unsatisfactory credit report may disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one that reflects one or more of the following: past or current bad debts, late payments, unpaid bills, tax liens, judgments (unless appropriate “proof of satisfaction” or “closed date” documentation can be provided) or undischarged bankruptcies. If an applicant is rejected due to an unsatisfactory credit report, the applicant should be given the name, address and telephone number of the credit report provider, First Advantage SafeRent, and encouraged to obtain a copy of the credit report either from First Advantage SafeRent or the community. If the applicant believes the report contains erroneous information, the applicant should be encouraged to correct the errors and to resubmit an application to the community.

Income: Written verification of income is required (i.e.: Current original pay stub, most recent tax return, bank statements, employment contract, etc.). Applicants must make 2.7 times the rent amount to qualify. Applicants for Bond Housing must make 2.5 times the rent amount to qualify.

Evaluation

The Irvine Company Apartment Communities evaluates the above information with a scoring method that weighs the indicators of future rent payment performance. For further explanation of this type of method, please refer to “Rental Scoring and your Rental Application.”

Co-Signers/Guarantor

In the event a co-signer/guarantor is required, he/she must complete an Application for Residency and meet all of the Resident Selection Criteria. A co-signer will be fully responsible for the Lease Agreement if the occupying resident(s) default. Co-signers/Guarantors must make 4 times the rent amount to qualify.

Applicant Signature

Management Representative Signature

Date

Date



Rental Scoring & Your Rental Application

Many landlords rely upon “Rental Scores” to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process.

How is my rental score determined?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like-- race, color, sex, familial status, handicap, national origin, or religion-- as factors.

How is my rental score used?

Rental decisions are based upon how much risk a landlord is prepared to accept. Each landlord, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results depending upon where you apply. Your rental score might mean a denial at one property, while the same score might be approved at another. It all depends upon the risk a landlord is prepared to accept.

What can I do to improve my rental score?

Your rental score may change if the underlying information it is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt. Your chances of approval should also improve if you apply for an apartment with lower monthly rent.

Where can I have my score explained?

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a free copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of the denial.

First Advantage SafeRent
ATTN: Consumer Relations Department
7300 Westmore Road, Ste. 3
Rockville, MD 20850-5223
Ph. (888) 333-2413

Applicant Signature

Date