



Welcome Future Residents,

Thank you for your interest to live at Palazzo at Campus Pointe, Fresno's premiere student living community!

You must be 18 years or older to apply on your own and have the lease in your name, if you are under the age of 18, your parent(s)/legal guardian will have to put the lease in their name until you turn 18 years old.

Please be sure to complete entire application, sign and date all forms that apply. Also bring back the following information at time of signing to complete your application packet:

***Incomplete applications will NOT be accepted. Please have all additional qualifying documents needed to apply.***

**Lease Holding Resident:** If you are applying as a Lease Holding Resident without a Guarantor:

- ✓ Your income must be 3x's the monthly rent.
  - a. Provide 3 most current check stubs.
  - b. Supplemental Income accepted: financial aid statement and awarded grants or scholarships (if applicable)
- ✓ Pass the credit check, criminal background check, and Rental Verification (if applicable).
- ✓ Provide valid ID or Drivers License.
- ✓ Application fee and security deposit at time of signing to process your application and reserve your space.

**Guarantor:** If you are the Guarantor for the applicant the following information must be provided:

- ✓ Your income must be 5x's the monthly rent, please provide 3 most current check stubs.
- ✓ Pass the credit check.
- ✓ Complete the attached Guarantor Form.
- ✓ Provide a copy of a valid ID or Drivers License.

**International:** If you are applying as a Non-U.S. citizen the following must be provided:

- ✓ DS-2019 / I-20 or any other documentation that entitles applicant to be in U.S. through expiration of Housing Contract
- ✓ Provide valid Passport
- ✓ *Qualifying deposit determined by floorplan.*

**Renters Insurance:** For your benefit, renters insurance is a mandatory component to our application process

- ✓ Required for application process & residency
- ✓ Complete included Renters Insurance Addendum at lease signing
- ✓ Must provide proof of renters insurance at move-in

Thank you,

RPM Management

**APPLICANT INFORMATION**

(Page 1 of 3)

FIRST NAME		MIDDLE NAME		LAST NAME	
DATE OF BIRTH		OTHER NAMES USED IN LAST 10 YEARS		EMAIL ADDRESS	
SOCIAL SECURITY NUMBER or TIN		DRIVER'S LICENSE and ISSUING GOVERNMENT	EXP DATE	CELLULAR TELEPHONE #	
ADDRESS OF PRESENT LANDLORD / APARTMENT COMMUNITY / MORTGAGE COMPANY				WORK TELEPHONE #	HOME TELEPHONE #
CITY, STATE, ZIP				LANDLORD TELEPHONE #	
MONTHLY PAYMENT	HOW LONG? TO / FROM DATES		REASON FOR MOVING		

**PRESENT ADDRESS IS (CHECK ONE)**

Own Home     Parents Home     Rented Home     Rented Apartment     Student Housing     Other

PREVIOUS LANDLORD OR APARTMENT COMMUNITY: / IF OWNED: NAME OF MORTGAGE COMPANY					
ADDRESS OF PREVIOUS LANDLORD / APARTMENT COMMUNITY / MORTGAGE COMPANY					
CITY		STATE		ZIP	TELEPHONE #
MONTHLY PAYMENT	HOW LONG? TO / FROM DATES		REASON FOR MOVING		

**FLOOR PLAN PREFERENCE (CHECK ONE)**

Studio     2 BR 1 BTH     2 BR 2 BTH     4 BR 4 BTH     4 BR 3 BTH (Private) or (Shared)     4 BR 4 BTH (Shared/Shared)

**LEASE INSTALLMENT PREFERENCE (CHECK ONE)**

May Lease End (10 Installments) \$125 STP     July Lease End (12 Installments)

\*STP-Short Term Premium applied per month, based on August term start date & move out month options are May, & July (limited availability STP)

\* Lease Terms- End dates are based on an August term start and leases end in May, & July

<b>APARTMENT NEEDED BY DATE:</b>	
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WILL YOU NEED A PARKING PERMIT?*		<input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> Covered <input type="checkbox"/> Uncovered		*Parking is limited and is available on a first come, first serve basis.	
VEHICLE INFORMATION	MAKE AND MODEL	YEAR	COLOR	LICENSE PLATE #	STATE REGISTERED		

**REQUESTED ROOMMATES: PLEASE INDICATE THEIR NAME BELOW.**

NAME		NAME	
NAME		NAME	
NAME		*ALL ROOMMATE CHOICES MUST BE MUTUAL, ARE BASED ON AVAILABILITY & CANNOT BE GUARANTEED.	

**EMPLOYMENT INFORMATION - APPLICANT**

EMPLOYER			MONTHLY GROSS INCOME		
EMPLOYER ADDRESS					
CITY		STATE		ZIP	TELEPHONE #
POSITION		TYPE OF WORK			HOW LONG?
SUPERVISOR'S NAME AND POSITION				SUPERVISOR'S TELEPHONE #	

OTHER SOURCE OF INCOME	WHEN RECEIVED	AMOUNT
<b>TOTAL MONTHLY INCOME</b>		



**EMERGENCY CONTACT**

NAME		RELATIONSHIP	
ADDRESS			
CITY	STATE	ZIP	TELEPHONE #

**GUARANTOR INFORMATION**

FIRST NAME	MIDDLE NAME	LAST NAME
DATE OF BIRTH	OTHER NAMES USED IN LAST 10 YEARS	EMAIL ADDRESS
SOCIAL SECURITY NUMBER or TIN	DRIVER'S LICENSE and ISSUING GOVERNMENT	CELLULAR TELEPHONE #
PRESENT ADDRESS		WORK TELEPHONE #
CITY, STATE, ZIP		HOME TELEPHONE #

**EMPLOYMENT INFORMATION - GUARANTOR**

EMPLOYER			MONTHLY GROSS INCOME
EMPLOYER ADDRESS			
CITY	STATE	ZIP	TELEPHONE #
POSITION	TYPE OF WORK	HOW LONG?	
SUPERVISOR'S NAME AND POSITION			SUPERVISOR'S TELEPHONE #

OTHER SOURCE OF INCOME	WHEN RECEIVED	AMOUNT
<b>TOTAL MONTHLY INCOME</b>		

**OTHER INFORMATION**

Do you have charges pending against you for any criminal offense(s)?      Applicant  Yes  No      Guarantor  Yes  No

Have you ever been convicted of, or pleaded guilty or no contest to, any criminal offence(s) OR had any criminal offense(s) disposed of other than by acquittal or a finding of "not guilty"?      Applicant  Yes  No      Guarantor  Yes  No

Have you ever been asked or ordered by a representative of any government to leave the U.S. or any other country?      Applicant  Yes  No      Guarantor  Yes  No

If "Yes" to the above questions, please give details and dates: \_\_\_\_\_

Have you been a party to any litigation, such as; evictions, suits, judgments, bankruptcies, foreclosures, etc.?      Applicant  Yes  No      Guarantor  Yes  No

If "Yes", please give details and dates: \_\_\_\_\_







**VERIFICATION OF RENTAL HISTORY**

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

Community: \_\_\_\_\_

Attn: \_\_\_\_\_

Fax #: ( ) \_\_\_\_\_ - \_\_\_\_\_

Ph. #: ( ) \_\_\_\_\_ - \_\_\_\_\_

From: \_\_\_\_\_ (Agent for Palazzo at Campus Pointe)

Telephone #: (559) 291 - 6400 Fax #: (559) 291-4040

**Subject: Verification of Present/Former Resident**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

I hereby authorize the release of my rental history/information:

\_\_\_\_\_  
Signature of Applicant Date

**INFORMATION BEING REQUESTED:**

1. Move-In Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Move-Out Date: \_\_\_\_/\_\_\_\_/\_\_\_\_
2. Was a 30-Day Notice to Vacate submitted: YES / NO
3. Rental Rate: \$\_\_\_\_\_
4. Number of persons on the lease: \_\_\_\_\_
5. # of late payments: \_\_\_\_\_ # of returned checks (NSF): \_\_\_\_\_
6. Any Complaints: YES / NO \_\_\_\_\_ Pets: YES / NO \_\_\_\_\_
7. Would you re-rent to this person: YES / NO \_\_\_\_\_
8. Damages to Unit: YES / NO \_\_\_\_\_
9. Comments: \_\_\_\_\_  
\_\_\_\_\_

Completed by: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_



Apartment Lease Guarantee Form

Each guarantor must submit a separate guarantor form. It must be notarized or the guarantor must attach a copy of his/her driver's license or other government-issued identification.

You, as guarantor signing this Apartment Lease Guarantee form, agree to guarantee all obligations of the Resident under the Residential Lease and/or Lease Renewal entered into with Palazzo at Campus Pointe.

Residents Name: \_\_\_\_\_ Lease Start Date: \_\_\_\_\_

You agree that your obligation will continue through the Lease term and any renewals and will not be affected by amendments, changes, assignments or subleases of the Lease. The resident and guarantor are jointly and severally liable. It is not necessary for us to sue or exhaust remedies against the resident in order for you to be liable.

Guarantor's Name: \_\_\_\_\_

Relationship to Resident: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

Social Security #: \_\_\_\_\_

Driver's License #: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Monthly income: \_\_\_\_\_

Date First Employed: \_\_\_\_\_

Employer Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Signature of Guarantor \_\_\_\_\_ Date: \_\_\_\_\_

(You represent that all information submitted by you on this Guarantee is true and complete. You authorize us to request and obtain consumer reports, verification of income, employment, and credit reports on you: A facsimile signature by you on this Guarantee will be just as binding as an original signature. It is not necessary for you as the guarantor to sign the lease, renewal lease itself or to be named in the lease agreement executed by the Resident. If we seek to enforce this Guarantee, you agree that it can be in the county where the Apartment Community is located.)





# Roommate Preference Form



The function of this form is to assist our staff in assigning you a well-suited roommate. The more we know about your qualities and partiality, the easier it will be for us to place you; so please comment freely and honestly. Your communication with us is crucial in making the best possible roommate match. Although no guarantees are made in finding like-minded roommates we reassure that no one individual will be matched according to race, ethnicity, beliefs, sexual standing or disabilities as required by the Fair Housing Act.

Name: \_\_\_\_\_ Gender : \_\_\_\_\_

Address: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

City/State: \_\_\_\_\_ Email: \_\_\_\_\_

Intended field of study: \_\_\_\_\_ Year: \_\_\_\_\_

Do you smoke?: \_\_\_\_\_ Do you mind others smoking?: \_\_\_\_\_ Do you drink? \_\_\_\_\_

**Roommate gender preference:** Same Gender / Co-Ed

### Personal Characteristics:

1. **Sleeping habits on weekends?:** 8-10 pm \_\_\_\_\_ 10-12 pm \_\_\_\_\_ 12-2 am \_\_\_\_\_ 2-4 am \_\_\_\_\_
2. **Sleeping habits on weekdays?:** 8-10 pm \_\_\_\_\_ 10-12 pm \_\_\_\_\_ 12-2 am \_\_\_\_\_ 2-4 am \_\_\_\_\_
3. **Describe your socializing level?:** not at all \_\_\_\_\_ somewhat \_\_\_\_\_ moderate \_\_\_\_\_ very \_\_\_\_\_
4. **Describe your cleanliness level?:** not at all \_\_\_\_\_ somewhat \_\_\_\_\_ moderate \_\_\_\_\_ very \_\_\_\_\_
5. **Describe your study habits?:** not at all \_\_\_\_\_ somewhat \_\_\_\_\_ moderate \_\_\_\_\_ very \_\_\_\_\_
6. **Describe your loud music tolerance?:** none \_\_\_\_\_ a little \_\_\_\_\_ I don't mind it \_\_\_\_\_ I prefer it \_\_\_\_\_
7. **Preference with sharing?:** none \_\_\_\_\_ a little \_\_\_\_\_ I don't mind it \_\_\_\_\_ I prefer it \_\_\_\_\_
8. **Sports involvement (if any)?:** \_\_\_\_\_
9. **Extracurricular activities (sorority/fraternity, clubs, etc)?:** \_\_\_\_\_
10. **Room Specifications?:** \_\_\_\_\_

**More about you:** This section is for you to provide any other information you would like to provide that is not listed in the questions above.

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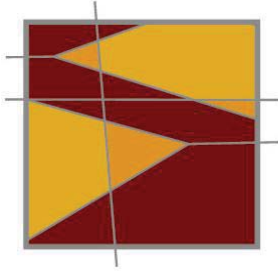
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I hereby give permission to the management office of the Palazzo to use this information in the roommate matching process. I understand roommate satisfaction is not guaranteed, based on availability and that this form may be used for the purpose of scheduling the move-in dates and optimizing move-in efficiency.

\_\_\_\_\_  
Signature and Date



# PALAZZO

A T C A M P U S P O I N T E

<u>Floor Plans</u>		<u>Sq. Ft.</u>	<u>Deposit</u>	<u>Price (per room)</u>
<b>Suite 1</b>	4 Bed / 4 Bath (4)	1348	\$500	\$725
<b>Suite 2</b>	4 Bed / 3 Bath (4)	1321	\$500	\$675-\$725
<b>Suite 3</b>	2 Bed / 2 Bath (2)	964	\$500	\$825-\$875
<b>Suite 4</b>	2 Bed / 1 Bath (2)	906	\$500	\$815
<b>Suite 5</b>	Studio (1)	472	\$500	\$1325
<b>Suite 6</b>	4 Bed / 4 Bath (4-6)	1435	\$500	\$695-\$495 <sub>(Shared Bed/Bath)</sub>
<b>Suite 7</b>	4 Bed / 4 Bath (4)	1395	\$500	\$725-\$795
<b>Suite 8</b>	4 Bed/4 Bath (4)	1435	\$500	\$725-\$795

**\*\*10 Month Lease Available – Additional \$125/Month\*\***

**\*Short term lease options may be limited\***

**\*Included: Water, Sewer, Trash, & High-Speed Internet**

## Deposits and Fees

<b>APPLICATION FEE</b>	<b>\$50.00</b>
<b>SECURITY DEPOSIT</b>	<b>\$500.00 (on approved credit)</b>

## Optional Add On

<b>COVERED PARKING</b>	<b>\$65.00 / per mo.</b>
<b>UNCOVERED PARKING</b>	<b>\$50.00 / per mo.</b>

## Qualifying Criteria

- ✓ All applicants must qualify individually or with a qualifying Guarantor.
- ✓ Credit: Applicant and/or Guarantor must have positive and established credit.
- ✓ Rental: Applicant must have positive rental history. Prior eviction disqualifies the Applicant.
- ✓ Criminal Background: 2 misdemeanors or 1 felony disqualifies the Applicant.
- ✓ Income: Gross monthly income must be equal to 3x's the rent for the Applicant and 5x's the rent for the Guarantor.

***\*All Prices Are Subject To Change Without Notice.***

***Updated 12/7/2022***