

# **RED CURB INVESTMENTS**

1600 Cabrillo Ave. Torrance, CA 90501  
(310) 782-0070 (310) 782-8195 fax

## **The Application Process**

The application process takes about 1-3 days (excluding weekends and holidays) based on the information that you provide. We will need the following information so that your application can be processed quickly:

- 1) Proof of income: 2 recent pay stubs, S.S.I./disability benefits, AFDC notice of action.
- 2) Social Security Number.
- 3) State-issued identification card, driver's license, passport, U.S. military I.D.
- 4) Application must be filled out completely.
- 5) One application per adult, 18 years and older.

A non-refundable credit fee of \$20 per adult must accompany each rental application. **NO PERSONAL CHECKS ACCEPTED.** This charge is a non-refundable fee to cover the cost of processing the rental application.

The resident manager is there to help you look at all available rental units. They may accept an application for processing, but they are not involved with the credit approval process.

## **Tenant Criteria**

- 1) We rent to persons who pay on time, do not disturb other residents, keep apartments clean and in good condition, and comply with building rules and regulations.
- 2) Each adult over the age of eighteen must complete a rental application and grant permission for extensive credit checking and personal history investigation. Married couples must each complete a separate application.
- 3) Applications are processed order of receipt. Apartments go to the first applicant who
  - a. Returns a completed rental application.
  - b. Provides all required documents (pays stubs, Social Security Number & I.D.)
  - c. Pays required processing fee.
  - d. Receives approval.
  - e. Pays required move-in costs.

Upon approval, the first month's rent and security deposit are due. You will need a cashier's check or money order, as **NO PERSONAL CHECKS WILL BE ACCEPTED**, in the amount of your first month's rent, plus your security deposit. Rent will be prorated in the second month for tenants who take possession after the first of the month. After move-in, personal checks will be accepted for monthly rent payments.

## **Late Fees & Maintenance Charges**

- All rents are due on the first of the month. Rents received after the fifth will be considered late and subject to a 6% late fee.
- A \$25 fee will be charged on all non-sufficient funds (NSF) checks and late fee, if applicable.
- Any plumbing or maintenance problem caused by negligence from the tenant will be billed to the tenant. Plumbing charges are determined at time of repair, maintenance is billed at \$45 an hour, plus materials.
- Tenants who miss scheduled maintenance appointments will be charged for one hour (\$45).
- All rent payments will be applied in the following order:
  - 1) Any outstanding late fees.
  - 2) Any outstanding NSF fees.
  - 3) Any outstanding maintenance fees.
  - 4) Monthly rent.

## **Pet Policy**

Pets are allowed in specific properties, under the following conditions:

- An additional deposit of \$150 for a cat, \$300 for a dog (limit of one pet per apartment, 20lb weight limit for a dog).

- \$25 additional rent per month.
- Provides proof that the animal is on a prescription flea program (Program, Advantage).

### **Refrigerators**

Refrigerators are available for rental for \$25 a month. A \$35 delivery fee and first month's rent are due upon delivery.

### **House Rules**

- 1) No unnecessary noise, loud talking, boisterous conduct, or any other disruptive noise is permitted at any time. All musical instruments, television sets, stereos, radios, or any other equipment of any kind is to be played at a moderate volume so that they do not disturb your neighbors. Special consideration must be taken prior to 8:00am and after 10:00pm.
- 2) Lessor/Manager is not responsible for damaged, lost or stolen personal property. Doors shall be locked at all times. Lessee is advised to carry renter's insurance.
- 3) Television or antennas of any kind, and wires, may not be placed on the roof or attached to any part of the building with the prior written consent of the Lessor.
- 4) Lessor/Manager should not be disturbed, other than during normal working hours, except in the case of an emergency.
- 5) It is the responsibility of the parent or guardian to be sure that their children comply with the House Rules. Children should not be allowed to run loose without supervision. Parents or guardians shall be responsible for the cost of any damage done by their children.
- 6) Roller-skating, bicycles, skateboards, or ball playing is prohibited, except in designated areas only.
- 7) Balconies, walkways, and driveways are to be kept free of any debris. Items such as, but not limited to, furniture, barbecues, trash cans, brooms, plants are prohibited in these areas. Barbecue cooking is permitted in designated areas only.
- 8) Screens, screen doors, drapes, carpets, walls and appliances must be given good care. Tenants will be responsible for and required to pay for all damage beyond normal wear and tear.
- 9) No trash or other materials, including newspapers, may be accumulated which would create a hazard or be in violation of any health, fire or safety ordinances or regulations, or insurance requirements. The premises must be kept clean and in sanitary condition at all times.
- 10) State law prohibits the use or storage of gasoline, cleaning solvent, or any other combustibles on the premises.
- 11) Tenants and or guest are prohibited from having pets on the premises without the prior written consent of the Lessor.
- 12) Tenants and/or their guests are to use caution to prevent the clogging of drains and toilets. Sanitary napkins and tampons should not be put in toilets. Grease, potato peelings, onion skins, bones and other items which may damage the garbage disposal or clog the drains should be disposed of in the trash. Tenants will be required to pay the cost of unclogging drains or toilets and the additional cost of any repairs.
- 13) All complaints are to be in writing and signed by the Lessee.
- 14) Tenants are responsible for the conduct of their guest and the guests' children. These rules must be adhered to by everyone on the premises. Unlawful conduct, intoxication, disorderly conduct, objectionable language or any other disturbance by tenant or visitors shall be just cause for immediate eviction.

### **Parking Rules**

- 1) No loitering or playing in the parking areas at anytime.
- 2) Vehicles parked in unauthorized spaces are subject to be towed away at the vehicle owner's expense.
- 3) Skating and skateboarding are not permitted in any parking area, driveways or anywhere on the property.
- 4) Car washing and car repairs of any kind are not permitted on the property.
- 5) Vehicles which leak oil must be either repaired or completely removed from the premises immediately. Under special circumstances and only upon written permission by the owner or manager, a tenant may be allowed to park a vehicle on the premises if the tenant provides a drip pan sufficient in size to catch all drippings and regularly empties and cleans the pan.
- 6) All vehicles authorized to park on the premises must be registered with the property manager. It is the tenant's responsibility to register any change in vehicles.
- 7) By state law, all vehicles authorized to park on the premises must have current state registration and be in working order. Disabled vehicles, vehicles with flat tires, or wrecked vehicles are not permitted on the property.
- 8) Common driveways are to be kept open at all times. FIVE (5) miles per hour is the maximum speed limit while on the premises.
- 9) Management is not responsible for damaged or stolen property. It is recommended that all vehicles be locked at all times.

# RENTAL APPLICATION

**RED CURB INVESTMENTS LLC**  
 1600 CABRILLO AVE.  
 TORRANCE, CA 90501

PHONE: (310) 782-0070  
 FAX: (310) 782-8195

APPLICATION FOR	
LOCATION OF PROPERTY:	MONTHLY RENT:
SECURITY DEPOSIT:	RENTAL TERM TO COMMENCE:
TERMS OF RENTAL:	APPLICATION FEE AMOUNT RECEIVED:

APPLICANT			
LAST NAME:	FIRST NAME:	SSN:	DRIVER'S LICENCE/STATE:
BIRTHDATE:	CURRENT HOME PHONE:	CELL:	EMAIL ADDRESS:

RENTAL HISTORY					
CURRENT HOME ADDRESS:			PRIOR HOME ADDRESS:		
CITY:	STATE:	ZIP:	CITY:	STATE:	ZIP:
LENGTH OF TIME AT THIS ADDRESS:			LENGTH OF TIME AT THIS ADDRESS:		
RENT PAID:			RENT PAID:		
MANAGER'S NAME & PHONE:			MANAGER'S NAME & PHONE:		

EMPLOYMENT INFORMATION	
EMPLOYER'S NAME & PHONE #:	
WORK ADDRESS:	
OCCUPATION:	MONTHLY SALARY:

PROPOSED OCCUPANTS			
NAME	AGE	RELATIONSHIP	OCCUPATION

**VEHICLE INFORMATION**

VEHICLE	MAKE	YEAR	COLOR	LICENCE PLATE	STATE

**PET INFORMATION**

<b>PET:</b> YES NO NUMBER: _____	<b>BREED:</b> 
<b>NAME:</b> 	<b>SIZE/WEIGHT:</b> 
<b>CERTIFIED SERVICE ANIMAL:</b> YES NO	

**EMERGENCY CONTACTS**

NAME	RELATIONSHIP	PHONE

**LEGAL**

	<b>PLEASE CIRCLE ONE</b>	
ARE THERE ANY OUTSTANDING JUDGEMENTS OR COLLECTIONS AGAINST YOU?	YES	NO
HAVE YOU DECLARED BANKRUPTCY WITHIN THE PAST 7 YEARS?	YES	NO
HAVE YOU BEEN EVICTED FOR NON-PAYMENT OF RENT OR LEASE VIOLATIONS?	YES	NO
IF YOU ANSWERED "YES" TO ANY OF THE QUESTIONS ABOVE, PLEASE EXPLAIN BELOW:		

**DISCLOSURE /AGREEMENT/CONSENT**

I HEARBY APPLY FOR AN APARTMENT AND CERTIFY THAT I AM OF LEGAL AGE AND THE ABOVE INFORMATION IS CORRECT. I AUTHORIZE RED CURB INVESTMENTS TO CONDUCT AN EMPLOYMENT/CREDIT CHECK CONCERNING MY APPLICATION AND TO VERIFY ALL REFERENCES.

UNDERSTAND THAT ANY LEASE AGREEMENT MADE ON THE BASIS OF THE ABOVE INFORMATION MAY BE TERMINATED AT ANY TIME AT RED CURB INVESTMENTS' OPTION IF THE INFORMATION IS FOUND TO BE FALSE.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE