



**Statement of Rental Policy and Occupancy Guidelines**  
**Waterstone at Corona Pointe Apartments; Corona, California**  
**Effective June 27, 2007**

Welcome to Waterstone at Corona Pointe Apartments, managed by Westdale Asset Management. Westdale Asset Management is pledged to the letter and spirit of the U.S. Policy for the achievement of Equal Housing Opportunity throughout the nation. This policy is codified into law by Title VIII of the Civil Rights Acts of 1968 and the Fair Housing Amendment Act of 1988. It is the policy of Westdale to adhere to these laws that prohibit discriminatory housing practices based on color, religion, sex, handicap, familial status, and national origin.

- Age:** All applicants must be 18 years of age to enter into or sign a lease contract.
- Application:** An application must be completed by each adult applicant (18 years of age) without omissions or falsifications. Application fee's are \$35 for individual and or Lease Guarantor.
- Lease Terms:** Lease terms may not be less that six months or greater than fifteen months. Lease terms may fluctuate based on availability and market conditions.
- Deposits:** One bedroom \$500; two bedroom \$500.
- Pets:** 2 pet(s) (dog or cat) per apartment. Pet(s) must weigh less than 25 pounds, be at least one year old and housebroken. An additional deposit of \$500 is required and a monthly "pet fee" of \$25 per pet. No aggressive breeds will be permitted.

**Occupancy Limits:**

1 bedroom – 3 occupants	2 bedroom - 5 occupants		
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**We verify the following qualifications of all prospective residents:**

- Employment History:** Current and past employment of one year. Students who graduate from high school or a training institute can substitute schoolwork for employment history. Proof of school attendance is required. A qualified Lease Guarantor (co-signer) is acceptable if employment history cannot be met.
- Income Requirements:** Monthly gross income of at least three (3) times the monthly rental rate. Child support payments or alimony will be considered when directed by a court. Income other than salary/wages from employment may require notarized verification. If you are "Self-Employed" Tax forms for the last 2 years must be provide. A qualified Lease Guarantor (co-signer) is acceptable if income qualifications cannot be met.
- Rental History:** Rental history for a period of at least six (6) months, in which all lease terms were satisfactorily fulfilled. No applicant owing money to, or who was evicted from an apartment community will be accepted. Furnish all mortgage information if you owned a home. A qualified Lease Guarantor (co-signer) is acceptable if rental qualifications cannot be met.
- Credit History:** A 60% favorable credit history for a period of two (2) years prior to this application. No credit history is acceptable. An additional deposit of one (1) month rent is acceptable if credit history criteria cannot be met.
- Criminal History:** Applications of persons convicted of a felony or a misdemeanor for theft of property, violence, drug violations, injury to persons, damage to property, or sexual offenses, even if serving deferred adjudication or case pending, will not be accepted.
- Lease Guarantor:** An immediate family member (i.e. sister, mother, step-dad, uncle etc.) may be a Lease Guarantor to meet the requirements of no more than 2 of the 4 qualifying items above  
Income – Five (5) times monthly rent; Employment - A minimum of two (2) years employment;  
Rental/Mortgage - Must furnish all necessary information on rental or mortgage history for last two (2) years.  
Credit – Fifty (50%) favorable credit or more, no housing debts, foreclosures, tax liens, or judgments.
- Automatic Decline:** Falsified application, false social security number, and social security fraud, housing debt or eviction.

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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