



Heinrich Property Management
2614 I Street
Sacramento, CA 95818
(916) 446-2298
(916) 448-1877 fax
www.hmapartments.com

Application Requirements

- All applicants must be at least 18 years of age. All persons 18 years and older are required to fill out separate applications. Each application must be complete and accompanied with the required \$25.00 application fee before it will be processed.
- HPM charges a \$25.00 application fee for every application processed. This fee is used to cover the costs of obtaining information; such costs include the cost of using a tenant screening service or consumer credit reporting service, and the reasonable value of time spent by HPM agents to obtain information regarding the applicant. According to California Law, application fees shall not be greater than the actual costs of gathering information and shall not exceed a maximum charge of \$42.00 per applicant.
- Application fee is credited to tenant's account upon signing a rental agreement.
- All payments for application fees must be in the form of a personal check, money order, or cashier's check.
- HPM requires a minimum of a (6) six month lease agreement.
- Occupancy standards: limited to (2) two persons per bedroom plus (1) one.
- HPM requires that legal and verifiable total household income must be equal to (3) three times the monthly rental rate of unit applied for.
- HPM will allow co-signers to meet income requirements only. Co-signer's income will be subject to the same requirements as stated above to be legal and verifiable.
- HPM does not allow dogs to reside in any of its rental units. Cats are permitted with an additional \$200.00 security deposit per cat.
- Application verification: HPM will verify every applicant's credit standing and (5) five year rental history through (1) one or more credit reporting agencies and/or former landlords. Please include all former addresses and manager/owner contact phone numbers.
- **Applications will be denied for any of the following reasons:**
 - Unpaid application fee(s).
 - Incomplete or unsigned rental application.
 - False or unverifiable employment or income information.
 - Failure to meet household income requirement of (3) three times rental rate.
 - Unfavorable credit report(s): Reports containing unpaid collection accounts, delinquent accounts, open bankruptcies, and/or total overall rating of less than 90% favorable are considered by HPM to be unfavorable.
 - Unfavorable rental references.
 - Prior evictions and/or criminal convictions for manufacture or distribution of illicit drugs
 - Expressing hostility, abusive behavior and/or abusive language toward HPM agents or staff during application processing.

I have read the foregoing and understand the terms of the application process.

Applicant's Signature

Date

Rental Location Requested _____