

# Touchstone Lake Duplexes

2604 DUET DRIVE

WEST SACRAMENTO, CA 95691

PHONE (916) 372-7168

## Floor Plans:

A - 1459 Square Feet with Double Car Garage + Loft	2 x 2.5	\$1,280.00
B - 1290 Square Feet with Double Car Garage	2 x 2.5	\$1,230.00
C - 939 Square Feet with Single Car Garage	2 x 1	\$1,135.00
D - 1056 Square Feet with Double Car Garage	2 x 1	\$1,155.00
E - 1183 Square Feet with Double Car Garage	2 x 2	\$1,175.00
F - 1350 Square Feet with Double Car Garage	3 x 2	\$1,315.00

Security Deposit \$750.00 on approved credit.

Water, Sewer, and Garbage paid by Touchstone Lakes Duplexes

## Basic Rental Requirements

Complete and return application with \$20.00 application fee for credit check for each person 18 years and older that will be residing in the unit. Touchstone Lakes Duplexes evaluates all applications based on the following information:

Identification: Valid California Drivers License or I.D. Card and Social Security Card.

Income Verification: Approximately 3 time the monthly rent as gross income.

Employment Verification: Pay stub and verbal, minimum 6 months employment or job transfer.

Rental History: Verification of current and prior rental history.

Credit History: Verification of all credit current and prior.

Any false information submitted on an application is grounds for denial.

Pets upon approval with deposit.

Security Deposit and First Months Rent must be paid in Secured Funds Only.

Security Deposits will not be refunded after 72 hours. Initial Here

NOTE: Touchstone Lakes Duplexes are cable ready, however if you wish to have a Satellite Dish, it may not be attached to the unit in any way. Tripods or poles are acceptable.

# Touchstone Duplexes

2604 Duet Drive, West Sacramento, CA 94691  
 Phone: (916) 372-7168 Fax: (916) 372-1710

# Resident Application

Applicant Information	
First/Middle/Last Name: _____ SSN #: _____	
Driver License: _____ State: _____ Birth Date: _____	
Current Residence	Previous Residence
Address: _____	Address: _____
C/S/Z: _____	C/S/Z: _____
Manager: _____	Manager: _____
Phone: _____	Phone: _____
From: _____ To: _____	From: _____ To: _____
Employment	Emergency Notification
Name: _____	Name: _____
Address: _____	Address: _____
C/S/Z: _____	C/S/Z: _____
Manager: _____	Relation: _____
Phone: _____	Phone: _____
Months: _____ Monthly Income: _____	
Credit Reference	Personal Reference
Name: _____	Name: _____
Address: _____	Address: _____
C/S/Z: _____	C/S/Z: _____
Phone: _____	Phone: _____
Occupants: Adults: _____ Children: _____	Pets: Dogs: _____ Cats: _____ Other: _____
Automobiles	
License _____ State _____ Make _____	Model _____ Year _____ Color _____
	Blue
Bank 1	Bank 2
Name: _____	Name: _____
Address: _____	Address: _____
C/S/Z: _____	C/S/Z: _____
Phone: _____	Phone: _____
Account Type: _____	Account Type: _____
Account #: _____	Account #: _____

Has any civil judgment been entered against you for the collection of a debt in the past 10 years?	Yes	No
Do you have or intend to have water filled furniture in the rental unit?	Yes	No
Do you have or intend to have any pets in the rental unit?	Yes	No
Have you filed for bankruptcy in the past 10 years?	Yes	No
Have you ever been evicted or refused to pay rent for any reason?	Yes	No
Have you ever been arrested for a felony or convicted for a misdemeanor?	Yes	No

If you answered "Yes" to any questions above, \_\_\_\_\_  
 Please Explain: \_\_\_\_\_

If accepted, how long do you expect to stay? \_\_\_\_\_

If application were approved prospective resident would be required to put the security deposit down as a holding deposit. This is to take the apartment off the market. Holding deposits are not refundable after 3 days if you change your mind.

***I/We declare that all information given in this application is true and correct and we authorize this property to obtain a complete Consumer Credit History Report and supply information obtained to their clients.***

Signed: _____	Date: _____	Phone: _____
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Referred By: \_\_\_\_\_  
 Rental Requirements: Credit Check Fee for each applicant, Driver's License, Social Security Card, Proof of Income.

Please list all proposed occupants (include age if under 18)
