

Vista Verde Apartments  
 511 Eastwood Avenue #427  
 Manteca, CA 95336  
 Phone: (209) 239-1758  
 Fax: (209) 239-5298

## Welcome to Vista Verde Apartments

We at Vista Verde are pleased to provide our residents with the amenities you need to feel at home. We know that you will feel comfortable in our spacious apartments, and our floor plans are among the best. We are conveniently located in a quiet and peaceful neighborhood with easy access to Highway 99 and Interstate 5. Shopping, parks, Neil Hadley Elementary School, and East Union High School are just blocks away. For fun in the sun take a swim in our pool! Don't have a washer and dryer, no problem we have two on-site laundry facilities. Sorry, no pets allowed. All of our apartments feature well equipped kitchens with plenty of cabinet space, carpeted living rooms, hallways, and bedrooms, smoke alarms, and semi-gloss finished walls. So make an appointment with our manager to discuss your apartment needs, and see for yourself that Vista Verde is the place to live!

**One Bedroom** apartments are approximately 520 square feet, and are priced at only \$600 on a nine (9) month lease with a \$500 security deposit. These units are equipped with a range, refrigerator/freezer, garbage disposal, and heat and air.

<u>9 MONTH</u>	<u>6 MONTH</u>	<u>MONTH TO MONTH</u>
\$600.00	\$625.00	\$675.00

**Two Bedroom** apartments are available in 890 or 990 square feet. Both plans include two bathrooms, central heat and air, and require a \$500 deposit.

**Floor plan 890** is our most popular plan, and has approximately 890 square feet, and are priced starting at \$825. This plan features a fully equipped kitchen (range, refrigerator/freezer, garbage disposal, and dishwasher), a private patio/balcony, and a walk-in closet in the master bedroom. These units have laundry hook-ups for a stacked washer and dryer (some conditions apply, ask manager for details).

	<u>12 MONTH</u>	<u>9 MONTH</u>	<u>6 MONTH</u>	<u>MONTH TO MONTH</u>
UP	\$825.00	\$855.00	\$885.00	\$925.00
DN	\$835.00	\$865.00	\$895.00	\$935.00

**Floor Plan 990** is for those with lots of furniture, or people who enjoy spacious living. With approximately 990 square feet and start at \$805 a month, this plan features a fully equipped kitchen (stove/oven, refrigerator/freezer, and dishwasher), a large pantry room, a larger master bedroom, and a private patio/balcony. Laundry hookups are not available in this floor plan; however, the laundry room is located nearby.

	<u>12 MONTH</u>	<u>9 MONTH</u>	<u>6 MONTH</u>	<u>MONTH TO MONTH</u>
UP	\$825.00	\$855.00	\$885.00	\$925.00
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### MINIMUM GROSS INCOME REQUIREMENTS

Term Options	One Bedroom	Two Bedroom (UP)	Two Bedroom (DN)
Month-to-Month	\$ 1,690	\$ 2,313	\$ 2,338
Six (6) Months	\$ 1,565	\$ 2,213	\$ 2,238
Nine (9) Months	\$ 1,500	\$ 2,138	\$ 2,163
Twelve (12) Months	N/A	\$ 2,063	\$ 2,088

\*Prices on all units are based on lease options. Continuance of tenancy after expiration of lease will continue automatically on a month-to-month rate, unless lease is renewed at which time the rental rates may be higher.

\*\*Apartment prices, deposits, and availability are subject to change without notice.

\*\*\*There is a \$30 non-refundable application processing fee for each adult.

Office hours, Monday - Friday, 9 a.m. to 5 p.m.  
 To schedule an appointment please call (209) 239-1758. Walk-ins are always welcome!  
 Visit our website at [www.vistaverdemanteca.com](http://www.vistaverdemanteca.com)

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Dear Valued Applicant,

We would like to thank you for your interest in Vista Verde Apartments. We pride ourselves in quality service and our well-maintained property. Below is a list of all the information you will need to apply for an apartment.

What the packet includes: 2 applications, 2 Checkpoint authorization forms, FAQ, floor plans, and a welcome page with lease options and rent prices.

Applicant Requirements: All applicants must have six (6) months at their current employer. Total household gross income must be 2.5 times the rent amount. No previous evictions and no criminal background.

Returned applications must include (for each applicant\*):

- Copy of Social Security Card & Driver's License/Identification Card (must be valid)
- Most recent bank statement (if you have a bank account)
- Proof of income for a one month period (most recent paycheck stubs)
- Application completely filled out with all names, phone numbers, dates, and addresses.
- Application and Checkpoint form signed and dated. (Don't forget to check off which floor plan you want at the top of the application!)

There is a \$30 non-refundable application fee for each applicant which must be paid when you turn in your application. Money-Orders only!! NO CASH OR PERSONAL CHECKS ACCEPTED. Be sure to make the money-order payable to NSR Associates.

The process takes about 3-4 business days and we will call you as soon as we finish processing your application. Any information not provided will delay the application process so please be sure to provide us with all of the required information.

Once again thank you for your interest and good luck!!!

Sincerely,

Victoria Mesa  
Property Manager

Vista Verde Apartments  
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### FREQUENTLY ASKED QUESTIONS

Here are some frequently asked questions and their answers.

#### A APPLICATION PROCESS

- 1) Is there an application fee?  
*Yes, there is a \$30.00 fee per adult. Pay by money-orders only, NO CASH OR PERSONAL CHECKS. Make money-orders payable to NSR Associates.*
- 2) What if I own a business, can I use my tax information as proof of income?  
*Yes, as long as it shows your income and is a valid tax form.*

#### B NEIGHBORHOOD: SECURITY AND CRIME

- 1) How's the neighborhood, is there a lot of crime?  
*Usually good, we do our best to keep it quiet and peaceful.*
- 2) Do you have security guards?  
*No we do not but we have security cameras all over the property that record 24- hours a day.*

#### C PARKING

- 1) Is there assigned parking?  
*Yes, one covered parking space.*
- 2) How many parking spots do we get?  
*One covered assigned parking and there is extra uncovered parking available on a first come basis.*
- 3) Is there a limit to the number of vehicles we can have on the property?  
*Yes, the limit is 3 per household, all others including guests must park on the street. All vehicles must be registered and operable. NO TRAILERS.*
- 4) Do we get a parking permit?  
*Yes, for each vehicle that is registered and operable.*

#### D PETS

- 1) Do you allow pets?  
*No, however we do allow small fish and reptiles in a 10 gallon tank or less.*
- 2) Can our guest bring their pets over to visit?  
*No, this is strictly prohibited and there is a fine for those who break this term.*

#### E RECREATIONAL

- 1) Do you allow BBQ's?  
*Yes, but gas only and not in the patio area.*
- 2) Can we have birthday parties on the lawns?  
*Yes, but you must be respectful of noise, and pick up all garbage and debris afterwards.*

#### F RENT

- 1) When is rent due?  
*Rent is always due on the first and payable in advance, we don't rent to late payers.*

#### G REQUIREMENTS

- 1) Do you accept Section 8?  
*No, sorry we do not participate in that program.*
- 2) Do you accept cash aid, disability, and unemployment as income?  
*Yes, this will be added to the total household income.*
- 3) How many people can live in a two bedroom apartment?  
*This would depend on number of adults and children. Usually two persons per bedroom plus one more.*
- 4) What if our credit is bad or we don't meet the job requirements?  
*You may be able to use a co-signer, as long as they have great established credit and qualifying income.*

#### H UTILITIES

- 1) Do we pay for utilities?
  - i) *Yes just PG&E, but we pay for water, sewage and garbage.*

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Victoria Mesa, Property Manager

Rental Rates

- 1 Bedroom/1 Bath  
\$600 - \$675/Month, \$600 Deposit
- 2 Bedroom/2 Bath (890 plan /990 plan)  
\$825 - \$935/Month, \$600 Deposit
- (Please check one and circle a plan)*  
\*prices subject to change without notice

<b>FOR OFFICE USE ONLY</b>	
Approved _____	Date _____
Denied _____	Date _____
Need Co-Signer _____	
Unit # _____	
Move-In Date _____	
Move-In Amount \$ _____	

\*\*Each application must include a copy of your DLID, SSC, a most current bank statement, and pay stubs. Plus a \$30 non-refundable money order application fee. Make money orders payable to NSR Associates. NO CASH ACCEPTED!! *One application per adult.*

**RENTAL APPLICATION**

*(Be sure to fill out the entire application and remember to sign and date before returning your application.)*

**Applicant Information:**

Name: \_\_\_\_\_ DOB: \_\_\_/\_\_\_/\_\_\_ Social Security # \_\_\_\_\_ DLID # \_\_\_\_\_  
Present address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Home phone # (\_\_\_\_) \_\_\_\_\_ Cell Phone # (\_\_\_\_) \_\_\_\_\_ Work phone # (\_\_\_\_) \_\_\_\_\_  
Landlord Name: \_\_\_\_\_ Landlord Phone # (\_\_\_\_) \_\_\_\_\_  
Are you related to, or are you a friend of the Landlord? \_\_\_\_\_ If yes, please specify friend or family: \_\_\_\_\_  
How long at this address? \_\_\_\_\_ Do you own or rent? \_\_\_\_\_ Monthly payment: \_\_\_\_\_  
Vehicles have current tags and fully operational? \_\_\_\_\_ Do you have any pets? \_\_\_\_\_ # of occupants in apt? \_\_\_\_\_

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**Employment / Income:**

Primary Employer: \_\_\_\_\_ Name of Supervisor: \_\_\_\_\_  
Employer's address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Employer's phone #: (\_\_\_\_) \_\_\_\_\_ Human Resources phone #: (\_\_\_\_) \_\_\_\_\_  
Your position: \_\_\_\_\_ Monthly Gross Income: \_\_\_\_\_  
Hourly Wage: \_\_\_\_\_ Hours worked per week: \_\_\_\_\_ Date Hired: \_\_\_\_\_

Secondary Employer: \_\_\_\_\_ Name of Supervisor: \_\_\_\_\_  
Employer's address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Employer's phone #: (\_\_\_\_) \_\_\_\_\_ Human Resources phone #: (\_\_\_\_) \_\_\_\_\_  
Your position: \_\_\_\_\_ Monthly Gross Income: \_\_\_\_\_  
Hourly Wage: \_\_\_\_\_ Hours worked per week: \_\_\_\_\_ Date Hired: \_\_\_\_\_  
Other Sources of income: \_\_\_\_\_ Amount received per month: \_\_\_\_\_

**Bank Information:**

Bank name: \_\_\_\_\_ Branch location: \_\_\_\_\_

**Other Information:**

Nearest relative: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Have you ever been evicted, had a notice served upon you, or willfully refused to pay rent when due? \_\_\_\_\_  
Have you ever filed for bankruptcy? \_\_\_\_\_ If so, when? \_\_\_\_\_

I hereby certify and acknowledge that the information provided herein is true and correct to the best of my knowledge. I authorize you to verify all information contained in this Application, including my credit, landlord, and employment information as well as obtain my criminal reports/records, DMV records, and eviction records.

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

*All copies, forms, and documents submitted with this application will be considered property of NSR Associates and will not be returned to you in the event your application is denied. Don't forget to fill out and sign the attached form authorizing your background check.*

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**FOR OFFICE USE ONLY**

Approved \_\_\_\_\_ Date \_\_\_\_\_  
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Date \_\_\_\_\_

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**APPLICANT DISCLOSURE** | your authorization for release of information

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Dear Applicant:

By signing below, I authorize the preparation of an investigative report for determination of eligibility to rent.

I hereby authorize and understand that investigative background inquiries are to be made on myself, including consumer credit, eviction, criminal, sex offense, and other reports. Further, I understand that information will be requested from various Federal, State and other agencies which maintain records concerning my past activities relating to my driving record, credit report, criminal history, civil tenancy and other records. I release all of the above, including Check-Point and its agents to the full extent permitted by law from any claims, damages, losses, liabilities and expenses arising from the retrieval and reporting of any information.

All reports will be kept confidential in accordance with Federal, State and local laws.

According to the Federal Fair Credit Reporting Act, I am entitled to know if I was denied based on the information obtained and to receive, upon written request to the company providing the information, a disclosure of the public record information and the nature and scope of the investigative report.

I, the undersigned applicant, do hereby certify that the information provided by me is true and complete to the best of my knowledge. Any copy of this document is as valid as the original. Falsifying information could result in the denial of my application.

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

Social Security: \_\_\_\_\_ \*Date of birth: \_\_\_\_\_

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

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

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

Have you ever been convicted of a crime?                      No                      Yes

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*Date of birth is being requested in order to obtain accurate retrieval of records.

Thank You.

Check Point  
888-634-1233 | Phone  
568-332-4728 | Fax

*Check-Point | Trusted Team, Reliable Results*



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

Have you ever been convicted of a crime?                      No                      Yes

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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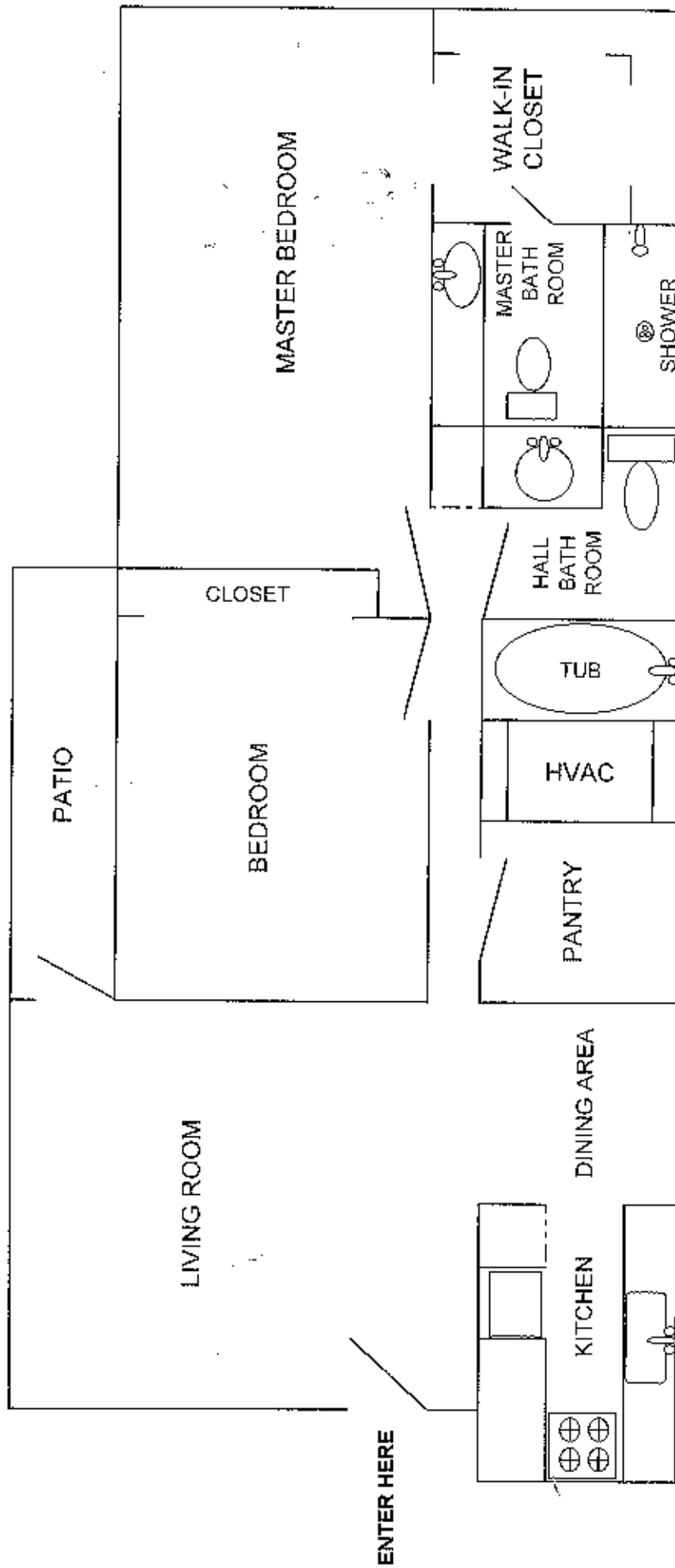
Thank You,

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# TWO BEDROOM/TWO BATHROOM APARTMENT

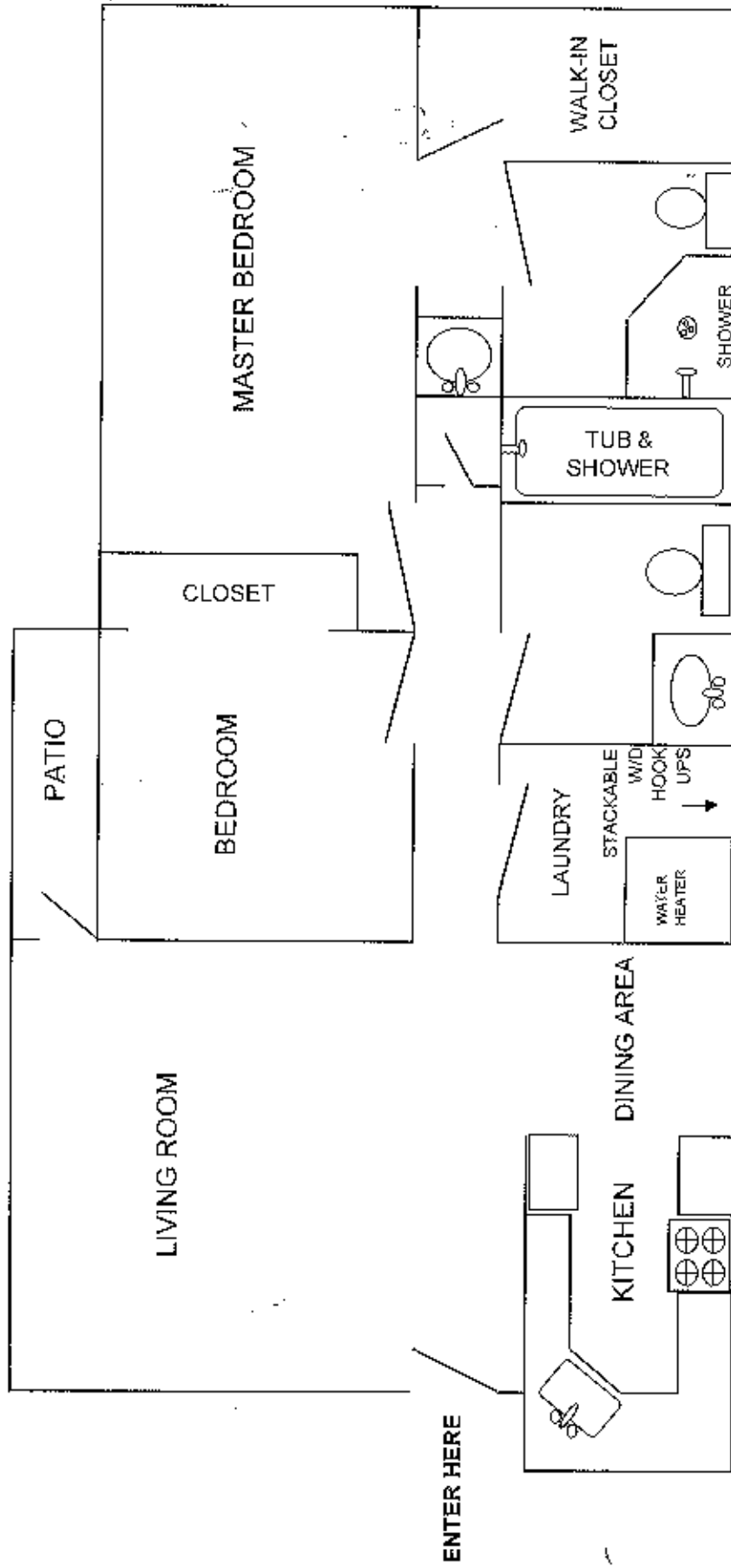
Approximately 990 Sq. Ft.



DRAWING NOT TO SCALE  
Patio's are larger than the balconies.

# TWO BEDROOM/TWO BATHROOM APARTMENT

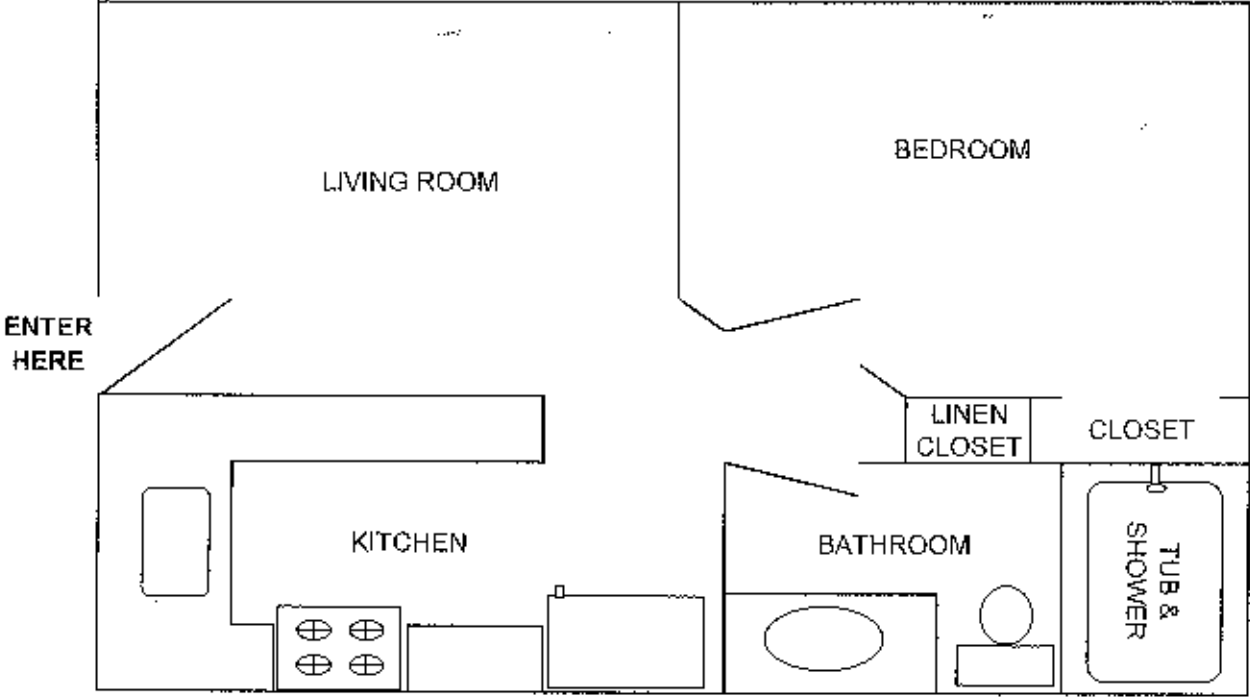
Approximately 890 Sq. Ft.



*DRAWING NOT TO SCALE  
Pattos are larger than the balconies.*

**One Bedroom Apartment**

Approximately 520 sq. ft.



DRAWING NOT TO SCALE