

MURRAY STATION APARTMENTS

1262 Murray Avenue
San Luis Obispo, CA 93405
805.541.3856 (phone)
805.541.5052 (fax)
www.murraystationapartments.com

How to secure an apartment:

1. Each individual needs to fill out the application – **COMPLETELY**
2. Each applicant must have their co-signer and guarantor pages filled out and signed
Please Note: Co-signer & Guarantor may be the same individual
3. Bring all completed forms to the office (no partials will be accepted)
4. There is a \$20 application fee for each applicant
Please Note: CASH IS NOT ACCEPTED
5. Wait for approval. The process usually takes 2-5 business days
6. If and when you are approved, we will call the contact person for the apartment and inform them that they have **48 hours** to bring in the designated holding deposit
Please Note: Cashier's Check or Money Order Only
7. The other half of the security deposit and the first month's rent will be due upon move-in
Please Note: Cashier's Check or Money Order Only

Please Note:

Murray Station strives to be a quiet and peaceful community – please be aware we impose fines on those who violate our strict noise policies



MURRAY STATION APARTMENTS

Dear Applicant:

Welcome to Murray Station Apartments. We appreciate you taking the time to visit our property.

We have written this letter to outline the established guidelines for considering prospective residents. All applicants will receive the same consideration and be judged by the same criteria in the process of determining their eligibility.

IT IS THE POLICY OF MURRAY STATION APARTMENTS NOT TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN IN THE RENTAL OF HOUSING OR UPON ANY OTHER BASIS PROHIBITED BY LAW.

IT IS ALSO THE POLICY OF MURRAY STATION APARTMENTS TO ALLOW ANY RESIDENT, AT THE EXPENSE OF THE RESIDENT, TO REASONABLY MODIFY THE EXISTING PREMISES OCCUPIED, OR TO BE OCCUPIED, BY A HANDICAPPED PERSON.

In order to be approved as a resident of Murray Station Apartments, each applicant must:

-BE OF LEGAL AGE. Each adult (18 years of age and older) must produce a valid driver's license (or other legal form of identification) and an original social security card.

Each adult must completely fill out an "Application to Rent". There may not be any blanks remaining for an application to be considered. Falsified or inconsistent information on any application shall be cause for rejection.

A non-refundable application and credit verification fee of \$20.00 per applicant must be paid at the time of application.

The Application to Rent, research conducted to verify the application information, and any credit report obtained on the applicant(s) will be used to determine if, in our judgment, it appears the prospective resident(s):

- a) Can and will pay the rent
- b) Respect the neighbors
- c) Take care of the property

-HAVE A GOOD CREDIT HISTORY. Bankruptcy within four years and/or any credit history within the last three years that includes any outstanding unpaid judgments, repossessions, defaults on a loan, unpaid collection amounts, unlawful detainers, foreclosure or other delinquent credit history will be grounds to deny the application.

-HAVE A GOOD PREVIOUS RENTAL HISTORY. Involvement in an eviction action, a broken lease agreement, adverse payment history or negative rental reference may be cause for denial. Applicant(s) must have lived in his/her residence for a minimum of 6 months. A 2 year rental history must be given and address listed must be listed with credit agency will also be verified.

-HAVE A STABLE EMPLOYMENT/INCOME HISTORY. Gross monthly income must be equal to or exceed 3 times the monthly rental rate. Applicant(s) must have verifiable employment/income for 6 months or more. If starting a new position, applicant(s) must have verifiable employment for at least 6 months or more. If starting a new position, applicant(s) must have verifiable employment for at least 6 months or more prior to starting the new position. People residing together may combine their income. Income from any lawful and verifiable source may be included. Unemployed applicants must provide sufficient savings to cover rent during the lease term. Alimony or child support payments must be verified with court documentation.

-APPLICANTS WITH A CRIMINAL HISTORY ARE NOT QUALIFIED.

-HAVE MANAGEMENT APPROVAL OF PETS. Pets are subject to approval and require an additional Pet Deposit of \$500. Of course, legal guide, signal, or support animals of disabled persons are not pets and require no additional deposits.

-PAY ALL MOVE-IN COSTS BY MONEY ORDER OR CASHIER'S CHECK.

Agreed upon move-in costs consist of the following:

- a) APPLICATION AND VERIFICATION FEE
- b) RENT – If you do not move-in on the first of the month, the rent will be prorated for the remaining days in the month. If there are 7 or fewer days remaining in the month that you move-in, you must also pay the full rent due for the following month at the time of move-in. Any rent concessions will be credited against the full month's rent that you are obligated to pay.
- c) SECURITY DEPOSIT

PLEASE NOTE: FAILURE TO MEET OUR CRITERIA WILL RESULT IN THE REJECTION OF YOUR APPLICATION TO RENT.

Reasonable occupancy standards are as follows:

ONE BEDROOM APARTMENT 2 PERSONS (MAXIMUM)
TWO BEDROOM APARTMENT 4 PERSONS (MAXIMUM)

An additional person under 12 months of age may also be included in the total count.

Again, thank you for considering Murray Station Apartments as your new home.

I have read and understand the criteria upon which my application to rent will be considered.

Applicant's Signature: _____ Date: _____

MURRAY STATION APARTMENTS

Owner/Agent Signature: _____ Date: _____

If your application is denied due to a negative credit report, it is your right to request and obtain a copy of that report. You must make your request in writing to:

TRANS UNION CONSUMER RELATIONS
760 SPROULD ROAD
P.O. BOX 390
SPRINGFIELD, PA 19064-0390
TELEPHONE: (800) 752-7290

MURRAY STATION APARTMENTS

House Rules

Professional Management

Murray Station Apartments is professionally managed by BCC Corporation. Here at Murray Station we are committed to providing a high level of service to all of our residents.

Office Hours

Monday – Friday: 9am – 5pm
Saturday & Sunday: closed

The office does close for national holidays. The phones are answered by a professional answering service whenever we are out of the office. The appropriate employee will be contacted in the event of an emergency.

Rental Payment

As per the lease agreement, rent is due on the first day of every month. Rent will be accepted until 5pm on the third of each month, by cashier's check, money order or Resident's personal check. For the safety of our personnel, **we do not accept cash in our office**. After one returned check, we reserve the right to require rental payments by certified funds. Outstanding rent on the 4th of the month will be filed for nonpayment eviction.

Resident Privacy

BCC Corporation will not provide any personal or credit information about residents to any individual. With written permission from the resident, we will verify credit history.

Insurance

BCC Corporation urges all residents to obtain Renter's Insurance to cover loss of Resident's personal belongings in the event of theft, fire, smoke, water damage and the like. BCC Corporation makes no recommendation for a particular company. Check the yellow pages under INSURANCE AGENTS. The final decision about the agent, carrier and policy limits is your own.

Move-in/Move-out

All moving is to be done during the hours of 8:00am and 10:00pm. Please break down all boxes BEFORE placing them into the dumpster.

Door and Postal Keys

You will be given the appropriate number of keys on your move-in date. You can request in writing, a change of lock for your apartment or mailbox. The cost is \$25.00 per door and \$5.00 per mailbox. The lease agreement prohibits residents from changing or altering the locks provided or installing additional locks.

Replacement Keys

If lost, you can purchase a copy of your apartment, mail or pool/laundry room key for the following amounts:

\$10.00* each for apartment or mail key

\$50.00* each for the pool/laundry room key

*Prices are subject to change

Community Amenities

The Murray Station community is provided with amenities such as a solar heated swimming pool, laundry facilities and a study room. These facilities are to be used wholly at the risk of the person using them. Rules and regulations are posted at each facility. You should review the rules before using the facility.

Children under the age of 14 shall not use the pool without an adult in attendance. **The pool is reserved exclusively for use of residents of the complex and their guests (resident must be present with their guests).**

Parking*

Due to the limited amount of parking spaces available, strict parking enforcement is in place from September to June and is available first come, first serve - Residents may purchase an uncovered space for \$300.00 or a covered space for \$400.00.

Visiting guests and residents who choose not to purchase a parking space, must park on the street.

Please inform the office of any vehicle change. We do not allow boats and commercial trucks be parked on the property. Motorcycles are not allowed on patios, balconies, on sidewalks or in apartments.

*Parking prices and policies are subject to change.

Pets

Pets are subject to approval by management and require an additional deposit.

Home Décor and Housekeeping

Window coverings have been provided for your windows. All window covering must appear white from the exterior of the building. Aluminum foil may not be placed on the windows. Beer caps, liquor bottles or other containers shall not be displayed in or about the apartment.

Water furniture is only permitted on the ground floor of the building with proof of insurance.

Your patio or balcony not only reflects your housekeeping, it has a direct impact on the overall appearance of our community. Please do not place clothes, linens, mops, trash, appliances, interior furniture or other items for storage on your patio or balcony.

If you fail to remove such items after a warning is issued, maintenance will remove these items and you will be charged a removal fee.

Screens

Screens are to remain on the windows at all times. If a screen is off the window without permission from a staff member, the resident will be subject to a \$25.00 charge.

Plumbing

Never place items such as cooking grease, feminine products, paper towels, napkins, cat litter, bones or utensils in disposals, drains or toilets. Doing so will result in costs to you if such items are found during repairs.

Alcohol

No open containers of alcoholic beverages are permitted outside any apartment or in any common areas such as the pool, laundry rooms or study room. Minors in possession or under the influence of alcohol outside of the apartment may be evicted for violating the law. NO KEGS ARE ALLOWED ON THE PROPERTY AT ANYTIME.

Exterminating

Your home is periodically scheduled for service. We require your cooperation in the process because one apartment in the building can cause a problem for the entire building. If you have a respiratory or allergy problem, upon written request of your physician, chemicals such as those used in hospitals can be used in your apartment. If you disrupt or prevent the service, you can be charged an exterminating fee of \$25.00.

If your home needs extermination before the next scheduled date, please advise the management office in writing.

Maintenance Replacement Items

Some smoke detectors are battery powered. The batteries should be replaced when the unit chirps. Replacement batteries may be available through the office for a nominal fee. If a fire extinguisher is provided in your unit, please contact the office if replacement is necessary.

Barbeque Grills

Barbeque grilling must be prohibited anywhere within 10 feet of any building. Deep fryers and Smokers are never permitted on the property at any time. For your convenience, BBQ Grills are provided throughout the property.

Satellite Dishes

These are subject to approval and may require a deposit, proof of liability insurance policy and a signed satellite dish agreement.

Phone and Cable

We will provide one (1) working phone jack and cable jack for each apartment.

Parcel Acceptance

If prior written permission is provided and you are willing to assume full responsibility, your door key can be loaned to service personnel for larger deliveries, such as furniture or for a service call, such as cable repairs.

We will accept parcels from US Postal Service, FedEx, UPS or other delivery services. If we accept the parcel, you agree by your signature below to release us from any liability for the loss or damage of any parcel. We will not accept any COD packages.

Resident approves management acceptance of parcels:

Applicant's Signature: _____ **Date:** _____

I have read and understand the House Rules:

Applicant's Signature: _____ **Date:** _____

MURRAY STATION APARTMENTS - APPLICATION TO RENT

EXPECTED MOVE-IN DATE:

PLEASE NOTE:
 ALL OCCUPANTS MUST HAVE A CO-SIGNER
 ALL SECTIONS MUST BE COMPLETED
 INDIVIDUAL APPLICATIONS REQUIRED FROM EACH OCCUPANT

LAST		FIRST		MIDDLE		SS# / ITIN	
DOB		18YRS OR OLDER?		ARE YOU A STUDENT?		WHAT YEAR?	
SCHOOL YOU WILL BE ATTENDING?						WHAT MAJOR?	
EMAIL ADDRESS				CONTACT NUMBER		CELL NUMBER (IF NOT SAME)	
PHOTO ID / TYPE		NUMBER		ISSUING GOVERNMENT		EXP DATE	OTHER ID
MOTHER'S MAIDEN NAME							
CURRENT ADDRESS			CITY		STATE		ZIP CODE
MOVE-IN DATE		MOVE-OUT DATE		OWNER/MANAGER NAME		PHONE	FAX

IF A DORM STUDENT - YOU MUST PROVIDE AN RA'S NAME AND PHONE NUMBER FOR BEHAVIOR REFERENCE BELOW:

RA NAME		RA PHONE NUMBER		RA FAX NUMBER	
REASON FOR MOVING					

COMPLETE THIS SECTION ONLY IF YOU HAVE LIVED AT CURRENT ADDRESS FOR LESS THAN 5 YEARS

PREVIOUS ADDRESS			CITY		STATE		ZIP CODE
MOVE-IN DATE		MOVE-OUT DATE		OWNER/MANAGER NAME		PHONE	FAX
REASON FOR MOVING							

PROPOSED OCCUPANTS - NAME / RELATIONSHIP / 18YRS OR OVER? (LIST ALL IN ADDITION TO YOURSELF):

DO YOU HAVE A SUPPORT ANIMAL? IF SO, DESCRIBE:

WILL YOU HAVE LIQUID FILLED FURNITURE? IF SO, DESCRIBE:

EMPLOYMENT HISTORY / SECTION A:

CURRENT OCCUPATION	HOW LONG WITH THIS EMPLOYER
NAME OF EMPLOYER	ADDRESS
NAME OF SUPERVISOR	PHONE NUMBER

SECTION B: (COMPLETE ONLY IF YOU HAVE BEEN WITH CURRENT EMPLOYER FOR LESS THAN 5 YEARS)

PRIOR OCCUPATION	HOW LONG WITH THIS EMPLOYER
NAME OF EMPLOYER	ADDRESS
NAME OF SUPERVISOR	PHONE NUMBER

PERSONAL REFERENCES - NOT RELATED TO YOU:

NAME	ADDRESS	PHONE
NAME	ADDRESS	PHONE
NAME	ADDRESS	PHONE

PLEASE LIST ALL OF YOUR FINANCIAL OBLIGATIONS BELOW (IF NECESSARY - ATTACH SEPARATE PAGE):

(CAR PAYMENT, CREDIT CARD BALANCES, ETC.)

NAME OF CREDITOR	ADDRESS	PHONE NUMBER	PAY/MONTH
NAME OF CREDITOR	ADDRESS	PHONE NUMBER	PAY/MONTH
NAME OF CREDITOR	ADDRESS	PHONE NUMBER	PAY/MONTH
NAME OF CREDITOR	ADDRESS	PHONE NUMBER	PAY/MONTH
NAME OF CREDITOR	ADDRESS	PHONE NUMBER	PAY/MONTH
NAME OF CREDITOR	ADDRESS	PHONE NUMBER	PAY/MONTH
NAME OF BANK	BRANCH / ADDRESS		

EMERGENCY CONTACT - PERSON OVER 18YRS WHO WILL NOT BE LIVING WITH YOU:

NAME	RELATIONSHIP	HOME PHONE
ADDRESS		WORK PHONE

PLEASE NOTE:

IF YOU ARE SERIOUSLY ILL OR INJURED, YOU AUTHORIZE US TO SEND FOR AN AMBULANCE AT YOUR EXPENSE

WE ARE NOT LEGALLY OBLIGATED TO DO SO

AUTOMOBILE INFORMATION (PLEASE INCLUDE MOTORCYCLES/OTHER VEHICLES):

MAKE	MODEL	COLOR	YEAR	LICENSE NUMBER
MAKE	MODEL	COLOR	YEAR	LICENSE NUMBER

RENTAL / CRIMINAL HISTORY:

HAVE YOU, YOUR SPOUSE OR ANY OCCUPANT LISTED ON APPLICATION EVER:

BEEN EVICTED OR ASKED TO MOVE OUT?	YES	NO
BROKEN A RENTAL AGREEMENT OR LEASE CONTRACT?	YES	NO
BEEN SUED FOR NONPAYMENT OF RENT?	YES	NO
BEEN SUED FOR DAMAGE TO RENTAL PROPERTY?	YES	NO
BEEN CONVICTED OF A FELONY?	YES	NO
RECEIVED DEFERRED ADJUDICATION FOR A FELONY?	YES	NO

PLEASE INDICATE THE YEAR, LOCATION AND TYPE OF EACH FELONY:

PLEASE NOTE: WE MAY NEED TO DISCUSS MORE FACTS BEFORE MAKING A DECISION

APARTMENT PREFERENCE

PLEASE CHOOSE FROM THE FOLLOWING:

- | | |
|--------------------------|--------------------------------------|
| 1) ONE BEDROOM FLAT | 4) TWO BEDROOM TOWNHOUSE - NO YARD |
| 2) ONE BEDROOM TOWNHOUSE | 5) TWO BEDROOM TOWNHOUSE - WITH YARD |
| 3) TWO BEDROOM FLAT | A) FURNISHED B) UNFURNISHED |

PLEASE NOTE:

THIS INFORMATION DOES NOT GUARANTEE A FURNISHED UNIT

THIS INFORMATION DOES NOT GUARANTEE AN APARTMENT - IT ONLY HELPS US MATCH YOU WITH AVAILABLE APARTMENTS

**APPLICANT DECLARES THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE.
ANY MISREPRESENTATION WILL DISQUALIFY THE APPLICANT.**

APPLICANT'S SIGNATURE: _____

DATED: _____

I GIVE MURRAY STATION APARTMENTS PERMISSION TO PROCESS THIS RENTAL APPLICATION AT THE COST OF \$20.00. INCLUDING, BUT NOT LIMITED TO, TENANT REFERENCE, EMPLOYMENT REFERENCE AND CREDIT CHECK. I UNDERSTAND THAT THE FEE FOR VERIFYING THIS APPLICATION IS NOT REFUNDABLE.

APPLICANT'S SIGNATURE: _____

DATED: _____

MURRAY STATION APARTMENTS

1262 MURRAY AVE
SLO, CA 93405

RENTAL VERIFICATION

ATTN: _____ FAX: _____

To whom it may concern:

The individual signed below has submitted a rental application to Murray Station Apartments. Please Provide the information requested and fax this form back to our office at 805.541.5052. If you have any questions, please call 805.541.3856.

Thank you for your prompt response.

Name of Applicant (please print) _____			
I hereby authorize release of the information requested below for my rental address at:			
NUMBER & STREET	CITY	STATE	ZIP
APPLICANT'S SIGNATURE	DATE		

Please note if the applicant is a current resident or a past resident at your property.

Move-In Date: _____ Lease End Date: _____

Amount of Rent: \$ _____

of Late Payments: _____ # of NSF Checks: _____

Has proper notice been given: YES NO

Is there currently any past due amount owed on the resident's account? YES NO

Has the resident received any noise complaints/disturbances? YES NO

Has the resident kept a pet on the premises? YES NO

If so, has the animal at any time caused a problem? YES NO

Is resident eligible for re-rental? YES NO

SIGNATURE

TITLE

DATE

2011-2012 RATE SHEET

Murray Station Apartments

1262 Murray Avenue
San Luis Obispo, CA 93405
805.541.3856 phone
805.541.5052 fax

One Bedroom Flat – (1 bath)

Unfurnished \$900.00 per month
Furnished \$950.00 per month
Holding Deposit \$450.00 (half of security deposit)
Security Deposit \$900.00

One Bedroom Townhouse – (1 ½ bath)

Unfurnished \$1100.00 per month
Holding Deposit \$500.00 (half of security deposit)
Security Deposit \$1000.00

Two Bedroom Flat – (1 bath)

Unfurnished \$1300.00 per month
Holding Deposit \$650.00 (half of security deposit)
Security Deposit \$1300.00

Two Bedroom Townhouse – (1 ½ bath) – without private yard

Unfurnished \$1375.00 per month
Furnished \$1475.00 per month
Holding Deposit \$700.00 (half of security deposit)
Security Deposit \$1400.00

Two Bedroom Townhouse – (1 ½ bath) – with private yard

Unfurnished \$1425.00 per month
Furnished \$1525.00 per month
Holding Deposit \$725.00 (half of security deposit)
Security Deposit \$1450.00

Parking*:

Residents may purchase an uncovered space for \$300 or a covered space for \$400 - Due to the limited amount of parking spaces available, strict parking enforcement is in place from September to June and are available first come, first serve.

Please Note: Visiting guests and residents who choose not to purchase a parking space, must park on the street.

We do not allow boats and commercial trucks to be parked on the property.

Motorcycles are not allowed on patios, balconies, walkways or in apartments.

It is the policy of Murray Station Apartments not to discriminate against any person because of race, color, religion, sex, handicap, family status or national origin in the rental housing or upon any other basis prohibited by law.

It is also the policy of Murray Station Apartments to allow any resident, at the expense of the resident, to reasonably modify existing premises occupied, or to be occupied, by a handicapped person.

*Parking prices and policies are subject to change



BCC CORPORATION

MURRAY STATION APARTMENTS
1262 MURRAY AVE SLO, CA 93405

- 1) Name of Co-signer: _____
Last First Middle
- 2) Social Security#: _____ DOB: _____ Driver's License#: _____
- 3) Current Address: _____
Number and Street City State Zip Code
- 4) Previous Address: _____
Number and Street City State Zip Code
- 5) Employer: _____ Work#: _____
How Long: _____ Job Title: _____ Gross Monthly Income: _____
- 6) Other Sources of Income: _____ Monthly Amount: _____

CO-SIGNER AGREEMENT

The parties to this agreement are _____, herein called Co-signer(s) and BCC Corporation, herein called Owner (or Agent).

Co-signer acknowledges that he/she has read the agreement to rent or lease entered into by Owner (or Agent) and _____, herein called Resident(s) or Tenant(s) and dated on _____, and understands its terms.

Co-signer agrees to personally guarantee the payment of any monetary damages suffered by Owner, including but not limited to actual attorney's fees incurred in the enforcement of said agreement to rent or lease and/or this Co-signer agreement.

Furthermore, Co-signer acknowledges that he is not occupying the premises leased pursuant to the agreement to rent or lease, nor is he entitled to service of any of the statutory notices required by law to be provided occupants.

The Co-signer Agreement shall continue in full-force and effect for the entire term of Resident's tenancy including any extension, and any rental increases in effect during such tenancy.

I give BCC Corporation permission to process this CO-SIGNER AGREEMENT at a cost of \$20.00, including but not limited to tenancy references, employment references and credit check.

Co-signer: _____ Date: _____

Owner/Agent: _____ Date: _____

GUARANTEE for Murray Station Apartments

Unit# _____

For valuable consideration, the undersigned ("Guarantor"), jointly and severally, unconditionally guarantees and promises to pay to Murray Station Apartments, or to order ("Owner"), on demand in lawful money of the United States of America and immediately available funds, any "Indebtedness" of _____ ("Resident") to Owner under the Rental Agreement dated as of _____, together with all extension thereof and all amendments thereto ("Agreement"). The term "Indebtedness" is used herein in its most comprehensive sense, and includes any and all debts, obligations and liabilities of Resident heretofore, now or hereafter made, incurred or created, whether voluntary or involuntary and however arising, whether due or not due, absolute or contingent, liquidated or unliquidated, and whether Resident may be liable individually or jointly, or whether recovery upon such Indebtedness may be or hereafter become unenforceable. Guarantor's obligations hereunder are joint and several and independent of the obligation of Resident, and a separate action or actions may be brought or prosecuted against Guarantor, whether action is brought against Resident or whether Resident is joined in any such action or actions. Guarantor, waives any right to require Owner to (a) proceed against any person, including Resident; (b) proceed against or exhaust any security held from Resident or any other person; (c) give notice of the terms, time and place of any public or private sale of personal property security held from Resident or any other person, or otherwise comply with the provisions of Section 9504 of the California Uniform Commercial Code; (d) pursue any other remedy in Owner's power; or (e) make any presentments or demands for performance, or give any notices of non-performance, protests, notices of protest or notices of dishonor in connection with any obligations or evidences of indebtedness held by Owner as security or which constitute in whole or part the Indebtedness guaranteed hereunder, or in connection with the creation of new or additional Indebtedness. Guarantor also waives any defense based upon: (1) any disability or other defense of Resident or any other person; (2) any lack of authority of any person acting or purported to act on behalf of Resident; (3) any breach by Resident or Owner under the Agreement; (4) any act or omission by Owner or Resident which directly or indirectly results in or aids the discharge of Resident or any Indebtedness, by operation of law or otherwise, other than payment in full of the Indebtedness; or (5) any modification of the Indebtedness, in any form whatsoever. Until all Indebtedness has been paid in full, Guarantor shall have no right or subrogation, and Guarantor waives any defense it may have based on any election of remedies by Owner, which destroys Guarantor's subrogation rights or Guarantor's rights to proceed against Resident for reimbursement. Until all Indebtedness has been paid in full, Guarantor also waives any right to enforce any remedy, which Owner now has or may hereafter acquire against Resident or any other person, and waives any benefit of or any right to participate in any security now held or hereafter acquired by Owner. Any Indebtedness of Resident now or hereafter held by Guarantor is hereby subordinated to the Indebtedness of Resident to Owner. Guarantor authorizes Owner, without notice or demand on Guarantor and without affecting Guarantor's liability hereunder, from time to time, to: (a) alter, compromise, renew, extend, accelerate or otherwise modify the terms of the Indebtedness and/or any provision of the Agreement; (b) take and hold security for the payment of this Guaranty or the Indebtedness or any portion thereof, and exchange, enforce, waive and release any such security; (c) apply such security, and direct the order or manner of sale thereof, as Owner in its discretion may determine; (d) release or substitute any other guarantor of the Indebtedness; and (e) apply any payments received by Owner with respect to the Indebtedness in such order as Owner shall determine in its sole discretion, whether or not any such Indebtedness is secured or covered by this Guaranty. Guarantor acknowledges and agrees that Owner may sell, assign, transfer, negotiate or encumber the Agreement, any Indebtedness thereunder, and/or this Guaranty. This Guaranty shall be binding upon and shall inure to the benefit of the parties respective successors, heirs, representatives and assigns. All payments, advances, costs, and expenses, including reasonable attorneys fees, paid or incurred by Owner in the enforcement of this Guaranty or in connection with the collection of any Indebtedness shall be paid by Guarantor immediately and without demand, together with the interest thereon at the rate of ten (10%) percent per annum. In the event any provision of this Guaranty shall be determined to be invalid, unlawful or unenforceable to any extent, the remainder of this Guaranty shall be unaffected thereby and shall remain valid and enforceable to the fullest extent permitted by law. This Guaranty shall be governed by and construed in accordance with the laws of the State of California.

Signature: _____ Date: _____

Printed Name: _____ Driver License: _____ State: _____

Address: _____

Home Phone: _____ Work Phone: _____

Murray Station Apartments

Furniture List

Furnished units include the following:

1 Bedroom

Living Room:

- 1 - Full Size Couch
- 1 - Arm Chair
- 1 - Coffee Table
- 2 - End Tables
- 1 - Lamp

Breakfast Nook:

- 2 - Barstools

Kitchen:

Microwave, Refrigerator, Stove

Bedroom:

- 1 - Twin Size Bed
- 1 - Dresser
- 1 - Desk

2 Bedroom

Living Room:

- 1 - Full Size Couch
- 1 - Arm Chair
- 1 - Coffee Table
- 2 - End Tables
- 1 - Lamp
- 4 - Barstools

Kitchen:

Microwave, Refrigerator, Stove, Dishwasher

Bedroom 1:

- 1 - Twin Size Bed
- 1 - Dresser
- 1 - Desk

Bedroom 2:

- 1 - Twin Size Bed
- 1 - Dresser
- 1 - Desk

Please Note:

- Furnished units are limited and not guaranteed
- Murray Station only supplies the furniture listed above
- Tenant must provide all extra necessities
- Furniture styles may vary
- The removal of any furnishings listed above depends on our storage availability
- The addition of any extra furnishings depends on our stock availability
- Please contact us for further information