

Vista Verde Apartments
511 Eastwood Avenue
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, Neil Hafley 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 an onsite laundry room. No pets allowed. All of our apartments feature large kitchens with lots of cabinets, carpeted living rooms, hallways, and bedrooms, smoke alarms, and semi-gloss finished walls. 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 **\$625** per month with a **\$500** security deposit. These units are equipped with a range, refrigerator/freezer, garbage disposal, and heat and air.

6 MONTH
\$575.00

9 MONTH
\$550.00

MONTH TO MONTH
\$625.00

Two Bedroom apartments are available in **890** or **990** square feet. Both plans include two bathrooms, central heat and air, and require a **\$600** deposit.

Floor plan 890 is our most popular plan, and has approximately **890** square feet, and are priced starting at **\$750**. 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).

6 MONTH
\$840.00

9 MONTH
\$750.00

MONTH TO MONTH
\$890.00

Floor Plan 990 is for those with lots of furniture, or people who enjoy spacious living. With approximately 990 square feet and start at **\$750** a month, this plan features a fully equipped kitchen (range, refrigerator/freezer, garbage disposal, 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.

6 MONTH
\$840.00

9 MONTH
\$750.00

MONTH TO MONTH
\$890.00

*Prices on all units are based on lease options. **Continuance of tenancy after expiration of lease will continue on a month-to-month rate.**

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

***There is a \$30 application processing fee for each adult

Office hours, M-F, 9 a.m. to 5 p.m.

Please call for an appointment.

Visit our website at www.vistaverdemanteca.com

Vista Verde Apartments
NSR Associates
511 Eastwood Ave, Rental Office #427
Manteca, CA 95336
Phone: (209) 239-1758
Fax: (209) 239-5298

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
- Most recent bank statement (if you have a bank account)
- Proof of income for a one month period (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.

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

Sincerely,



Victoria Mesa
Property Manager

Vista Verde Apartments
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Manteca, CA 95336
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FREQUENTLY ASKED QUESTIONS

Here are some frequently asked questions and there 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 Secion 8?
No, sorry we do not participate in that program.
- 2) Do you accept cash aid, disability, and unemployment as income?
Yes, as long as it is not the primary source of 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 you pay PG&E, but we pay for water, sewage and garbage.

P.O. Box 298
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Manteca, CA 95336
PHONE (209) 239-1758
FAX (209) 239-5298
Victoria Mesa, Property Manager

Rental Rates

- 1 Bedroom 1 Bath**
\$550 - \$625/Month, \$500 Deposit
- 2 Bedroom 2 Bath- (890 plan /990 plan)**
\$750 - \$890/Month, \$600 Deposit
- (Please check one and circle a plan)**
*prices subject to change without notice

For Office Use Only	
Approved _____	Date _____
Denied _____	Date _____
Need Co-Signer _____	
Unit # _____	
Move-In Date _____	
Move-In Amount \$ _____	

****Each application must include** a copy of your DL/ID, SSC, and most current bank statement and pay stub.\$30 non-refundable money order application fee. Make money-orders payable to NSR Associates. **NO CASH ACCEPTED!!**

RENTAL APPLICATION

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

Applicant Information:

Name: _____ Date of Birth: _____ Social Security # _____
Present address: _____ Driver's license # _____
City: _____ State: _____ Zip: _____
Home phone # (____) _____ Work phone # (____) _____
How long at this address? _____ Do you own or rent? _____ Monthly payment: _____
Name of Landlord: _____ Phone # (____) _____
Are you related to, or are you a friend of the Landlord? _____ Do you have any pets? _____
Are all of your vehicles currently registered and fully operational? _____ Number of occupants in Apt.: _____

Former address: _____ City: _____ State: _____ Zip: _____
How long at this address? _____ Did you own or rent? _____ Monthly payment: _____
Name of Landlord: _____ Phone # (____) _____
Are you related to, or are you a friend of the Landlord? _____
Former address: _____ City: _____ State: _____ Zip: _____
How long at this address? _____ Did you own or rent? _____ Monthly payment: _____
Name of Landlord: _____ Phone # (____) _____
Are you related to, or are you a friend of the Landlord? _____

Employment / Income:

Primary Employer: _____ Name of Supervisor: _____
Employer's address: _____ City: _____ State: _____
Employer's 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 #: (____) _____
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

Don't forget to fill out and sign the attached form authorizing your background check.
One application per adult.

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Unit # _____	
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Present address: _____ Driver's license # _____
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Home phone # (____) _____ Work phone # (____) _____
How long at this address? _____ Do you own or rent? _____ Monthly payment: _____
Name of Landlord: _____ Phone # (____) _____
Are you related to, or are you a friend of the Landlord? _____ Do you have any pets? _____
Are all of your vehicles currently registered and fully operational? _____ Number of occupants in Apt: _____

Former address: _____ City: _____ State: _____ Zip: _____
How long at this address? _____ Did you own or rent? _____ Monthly payment: _____
Name of Landlord: _____ Phone # (____) _____
Are you related to, or are you a friend of the Landlord? _____
Former address: _____ City: _____ State: _____ Zip: _____
How long at this address? _____ Did you own or rent? _____ Monthly payment: _____
Name of Landlord: _____ Phone # (____) _____
Are you related to, or are you a friend of the Landlord? _____

Employment / Income:

Primary Employer: _____ Name of Supervisor: _____
Employer's address: _____ City: _____ State: _____
Employer's 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 #: (____) _____
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 _____

**Don't forget to fill out and sign the attached form authorizing your background check.
One application per adult.**



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

I 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 management will be requesting information from various Federal, State and other agencies, which maintain records concerning my past activities relating to my driving, credit, criminal, civil, tenancy and other experiences. I release all of the above, including Check Point and it's agents to the full extent permitted by law from any claims, damages, losses, liabilities and expenses arising from the retrieval and reporting of 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 requesting my information, a disclosure of the public record information and of 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 denial of employment.

Print Full Name: _____
Soc. Sec. #: _____ *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.



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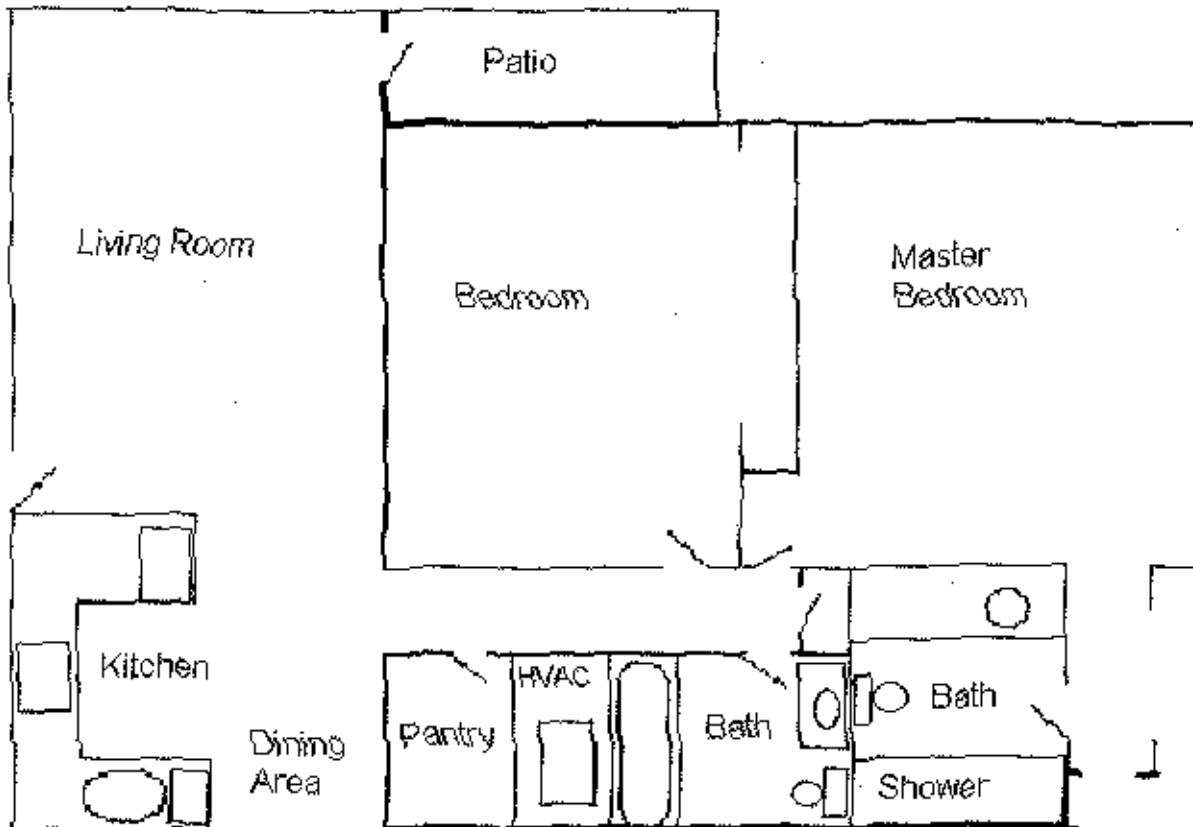
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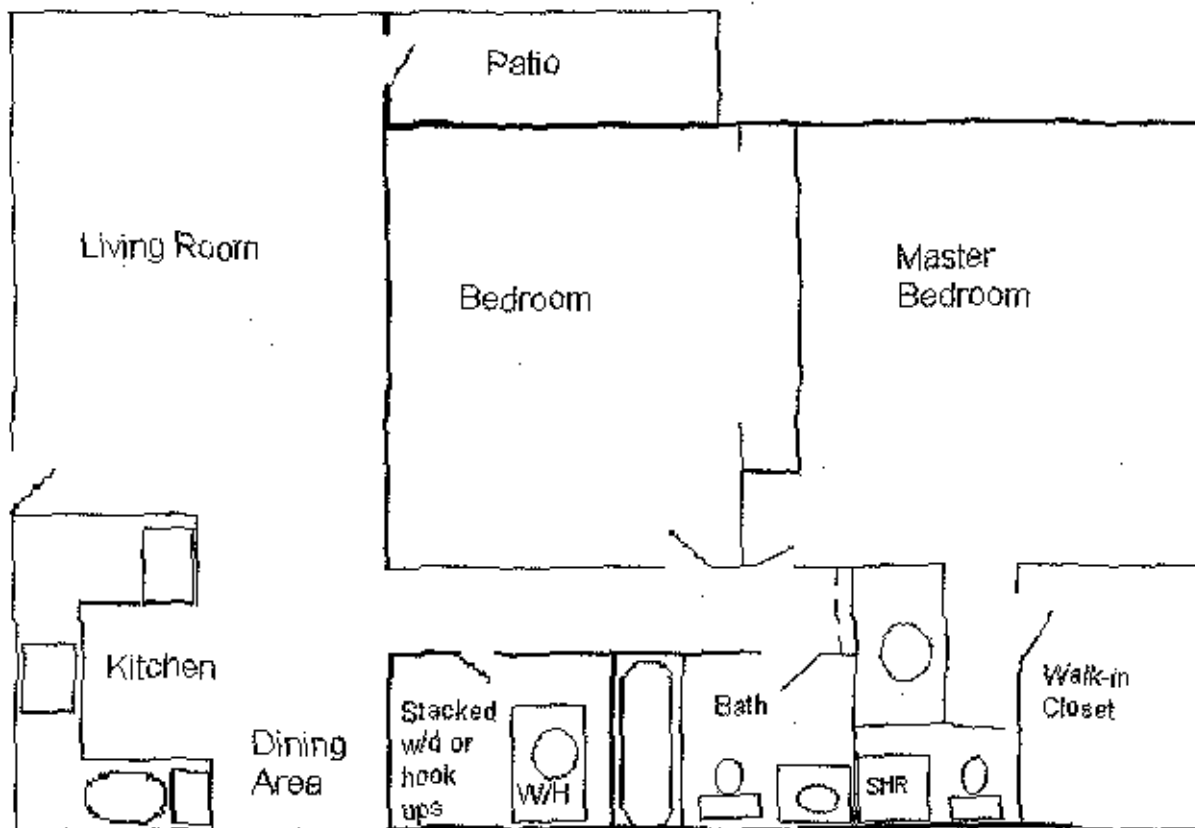
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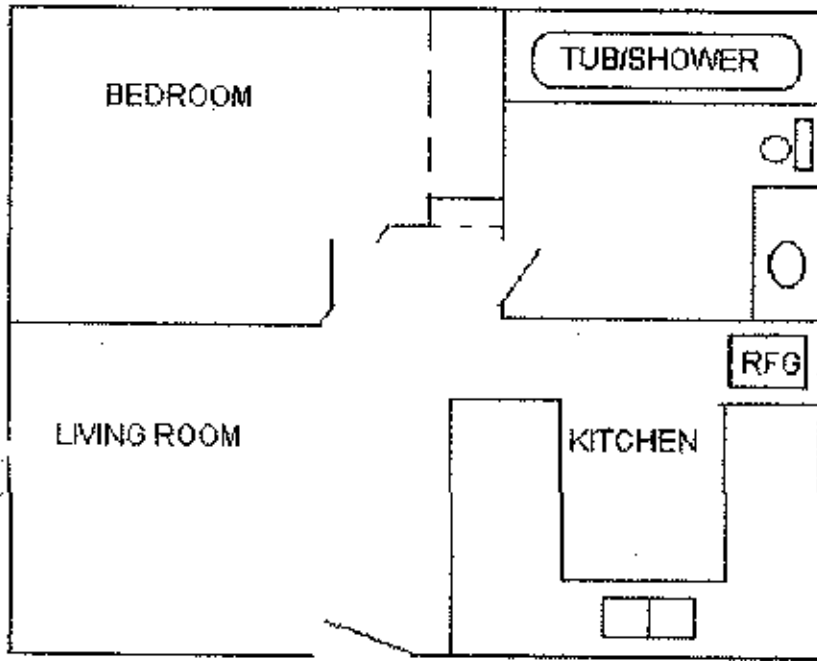
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Two Bedroom Two Bath Plan 990
drawing not to scale



Two Bedroom Two Bath Plan 890



ONE BEDROOM ONE BATH 520 SQUARE FEET

drawing not to scale