

Thank you for deciding to stay another year at Gateway Apartments!

This is really simple!

TO-DO LIST:

- There is one rule:** we must have a joint lease signed by four current residents or four signed individual leases. It has to be the same type of lease you presently are signatory to
- Go to <http://www.gatewayapartments.com/leases.htm> and choose your lease type. Then, print, read, and sign the Lease. **NOTE: You cannot switch lease types!**
- Turn in complete packet** for all new applicants in your group at the office or drop it in the payment box in the mail room. An application package is attached. **NOTE, ONLY COMPLETE THE DATA ENTRY FORM AND THEN PRINT!**

Office Hours:

- Consult our website at <http://www.gatewayapartments.com/apply.htm> for info

For Further Information:

- CALL KASEY OR BILL AT (530) 899-7583
- E-MAIL US AT kasey@sfinvest.com
- STOP BY AND VISIT AT 813 Nord Avenue

In order to qualify for a lease, each applicant must meet the following requirements:

1. **AGE:** Be a minimum of 18 years of age to sign a lease.
2. **MINIMUM INCOME:** Applicant or Guarantor must show that the rent does not exceed one third of gross monthly income or 40% of their total debt. Grant and Loan applicants must submit written verification of grant status for the lease period for their grant and/or loan to be considered as income. $\text{Rent} < (\text{Gross Monthly Income} / 3)$
 $\text{Rent} < (\text{Gross Monthly Income} * .4)$
3. **CREDIT:** Applicants with negative credit history may be denied at the sole discretion of Landlord. We will reconsider a rejected application upon written submittal by the applicant explaining the negative references. Negative credit information may be disputed/corrected by contacting the credit agency giving the reference.
4. **GUARANTOR ALTERNATIVE:** Applicants who do not meet the minimum income requirements and credit requirements of sections 2 & 3 above may have a qualified Guarantor, who must be a United States Citizen, fill out and sign the Continuing Personal Guarantee, said guaranty subject to Landlord approval.
5. **LETTER OF CREDIT ALTERNATIVE:** Applicants who do not meet the minimum income and credit requirements of sections 2 or 3 above may satisfy these requirements by providing an irrevocable letter of credit made in favor of Gateway Apartments with sight draft authority issued by a domestic bank acceptable to Gateway Apartments. The amount shall be sum of the total of rent payments for the lease plus the amount of the deposit as shown on the lease divided by the number of residents on the lease. $(\text{rent} + \text{deposit}) / \text{residents on lease}$
6. **COMPENSATING CASH BALANCES ALTERNATIVE:** Applicants who do not meet the minimum income requirements, who have no negative credit history or adverse public records as defined in sections 3 and 10 of this policy, and who possess sufficient public credit references showing a commitment to pay their bills promptly may satisfy the income requirement of section 2 by providing proof of savings in an amount equal to: 1) three times of the sum of the total of rent payments for the lease plus the amount of the deposit as shown on the lease divided by the number of residents on the lease. $\text{savings} > 3 * ((\text{rent} + \text{deposit}) / \text{residents on lease})$, 2) provided that the savings does not exceed a 40% debt to savings ratio for the term of the lease.
7. **LENGTH OF EMPLOYMENT:** Applicant must have 24 months of verifiable employment at present job for income to qualify.
8. **PRIOR RENTAL HISTORY:** Applicant must have no negative Landlord references, and must demonstrate that they have paid rent timely, complied with house rules, and been a quiet and considerate neighbor at their prior residence. Ex-Military applicants may submit their Honorable Discharge as evidence of their character in lieu of this requirement.
9. **CRIMINAL HISTORY:** Applicants that have any history of convictions for criminal offenses other than convictions for minor traffic offenses may be rejected.
10. **ADVERSE PUBLIC REDORDS:** Applicants that have adverse public records including liens, judgments, unlawful detainer judgments, abstracts of judgment, or bankruptcy history may be rejected.
11. **COMPLETE APPLICATION:** Applicant must submit a completed lease application package including the Application for Residency, Lease Agreement, Resident Activity Center Rules, Life and Safety agreement and House Rules. Resident must also provide government issued photo identification. If your application is for a vacant apartment, we must have complete packages from ALL PROSPECTIVE RESIDENTS equaling the total rent for the apartment in order for an application to be processed. ALL RESIDENTS must meet qualifications stated herein.
12. **CONTINUING RESIDENTS:** Residents who wish to renew their lease for a successive term must meet all rental policy guidelines. Residents and/or groups of residents that do not meet the rental policy rules may be found to be ineligible to renew their agreement for a subsequent term. Continuing residents do not possess any right to an automatic extension of their agreement and the Landlord reserves the right to arbitrarily deny the right to extend any lease term or enter into a new lease agreement with the Resident.
13. **NO GUARANTY OF PLACEMENT:** Availability is strictly on a first-come first-served basis.



Gateway
Apartments

an **SFinvest** Community

813 Nord Avenue
Chico, CA 95926-4303
Telephone: (530) 899-7584
Facsimile: (530) 894-4900
Email: sheridanw@sfinvest.com
www.gatewayapartments.com

RESIDENT BILL OF RIGHTS

Every Resident is entitled to the quiet enjoyment of their home.

- Please be considerate of your neighbors by not being too loud at any time.
- Fulfill your commitments to Gateway and to your neighbors by complying with the house rules and lease obligations related to noise and parties.
- Gateway will protect your rights by monitoring and controlling any situation that negatively affects your right to quiet enjoyment.

Every Resident is entitled to a safe, secure and clean living environment.

- Please monitor the property and report any suspicious activity by anybody to management and/or the police immediately.
- Please keep your doors and windows locked and be protective of your roommates and neighbors by looking after them as well.
- Gateway will regularly monitor and maintain security features to protect you.
- Gateway's staff has a focus on safety at all times. We will do everything we can to keep your residence and the property maintained so that your environment is safe and well maintained.
- Gateway will clean the parking lot and grounds every week to keep the property neat and clean.
- Gateway will assure that vehicles without permits are removed from the property so that residents can park their vehicles on the property.

Every Resident is entitled to a high quality and respectable living environment.

- Gateway will inspect, clean and repair your apartment to assure it is in good condition prior to your move-in date.
- Gateway will continually maintain and repair your apartment and the premises to maintain this property at a high level.
- Gateway will respect and treat every resident as an adult following the Golden Rule.

DATA INPUT FORM

ASSIGNED WL NUMBER <i>(obtain from Gateway office):</i>		UNIT NUMBER <i>(if known):</i>
Move-In Month/Yr:	Apartment Type:	Referred by:

APPLICANT INFORMATION		
Applicant Name:		Social Security Number:
Present Address:		Date of Birth:
City:	State:	Zip:
Reason for Moving:		Driver License / ID Number:
Cell Phone:		Move in Date: Move out Date:
Home Phone:		Current Manager's Name:
Email Address:		Current Management Company:
		Current Manager's Phone:
Have you ever been convicted of a crime other than minor traffic infractions?		

Previous Address <i>(if any):</i>		Move in Date:	Move out Date:
City:	State:	Zip:	Manager's Name:
Reason for Moving:		Manager's Phone Number:	

Next Previous Address <i>(if < 2 years):</i>		Move in Date:	Move out Date:
City:	State:	Zip:	Manager's Name:
Reason for Moving:		Manager's Phone Number:	

APPLICANT EMPLOYMENT INFORMATION	
Present Employer:	How Long with this Employer:
Employers Address:	Supervisors Name:
Gross Income per Month: \$	Phone Number:

Previous Employer:	How Long with this Employer:
Employers Address:	Supervisors Name:
Gross Income per Month: \$	Phone Number:

GUARANTOR INFORMATION	
Name:	Social Security Number:
Present Address:	Date of Birth:
City:	State:
Home Phone Number:	Zip:
Cell Phone Number:	U.S. Citizen?:
Present Employer:	Email Address:
Employer's Address:	Relationship to Applicant:
Gross Income per Month: \$	How long with this employer:
	Supervisor's Name:
	Phone Number:

OCCUPANT INFORMATION & APPLICANT BEDROOM INFORMATION <i>(if known)</i>	
Bedroom Number (if known):	Roommate 1:
Roommate 2:	Roommate 3:

VEHICLE INFORMATION <i>(only when applicable – refer to "Parking Agreement" for information)</i>		
Permit Number <i>(if known):</i>	Vehicle Owner:	
Type <i>(car, pickup, SUV, motorcycle):</i>	Make:	Model:
License Plate Number:	Year:	Color:

COMPLETE ALL INFORMATION ON THIS FORM. IF YOU DO NOT KNOW, DO NOT INPUT ANYTHING. IF YOU HAVE QUESTIONS, PLEASE CALL OUR OFFICE AT (530) 899-7583 FOR HELP PRINT ALL PAGES OF THIS FORM OUT, READ, AND SIGN THEM

Requested Move In Date: _____ Requested Apartment Type: _____ Referred By: _____

APPLICANT INFORMATION

Applicant Name:	Social Security Number:
Present Address:	Date of Birth:
City: State: Zip:	Driver License / ID Number:
Reason for Moving:	Move in Date: Move out Date:
Cell Phone:	Current Manager's Name:
Home Phone:	Current Management Company:
Email Address:	Current Manager's Phone:
Have you ever been convicted of a crime other than minor traffic infractions?	

Previous Address:	Move in Date: Move out Date:
City: State: Zip:	Manager's Name:
Reason for Moving:	Manager's Phone Number:

Next Previous Address:	Move in Date: Move out Date:
City: State: Zip:	Manager's Name:
Reason for Moving:	Manager's Phone Number:

APPLICANT EMPLOYMENT INFORMATION

Present Employer:	How Long with this Employer:
Employers Address:	Supervisors Name:
Gross Income per Month: \$	Phone Number:

Previous Employer:	How Long with this Employer:
Employers Address:	Supervisors Name:
Gross Income per Month: \$	Phone Number:

PROPOSED OCCUPANTS & BEDROOM INFORMATION *(List all roommates in addition to yourself)*

Bedroom Number <i>(if known)</i> :	Roommate 1:
Roommate 2:	Roommate 3:

VEHICLE INFORMATION *(if applicable, refer to Parking Agreement for more information)*

Permit Number <i>(if known)</i> :	Vehicle Owner:	
Type <i>(car, truck, SUV, motorcycle)</i> :	Make:	Model:
License Plate Number:	Year:	Color:

Applicant certifies, under penalty of perjury, according to California law, that the foregoing is true and correct. Applicant authorizes Landlord to verify the above information by any reasonable means including, but not limited to, the obtaining of a credit report, and the searching of public access records. Any false information provided by applicant may result in the immediate denial of this application. Applicant authorizes Landlord to obtain a complete rental history of Applicant from any or all former landlords with information including, but not limited to, resident payment history, resident behavior history, resident contract and agreement compliance, and the resident's eligibility to re-rent from a former landlord. Applicant authorizes Landlord to release a copy of this form to any former landlord to verify that the Applicant has authorized a release of information from their files with the former landlord. Applicant authorizes former landlord(s) to release file copies of any rental agreements, contracts, and resident records to Landlord for evaluation. Applicant agrees to hold harmless and indemnify Landlord, SFinvest, their agents, officers, employees, all information suppliers, and all current and former landlords from any liability related to the release of information associated with this application. Approval for residency is subject to Landlord's written rental policy. Applicant agrees, if approved as a resident, to execute a lease and to become a resident of Landlord. Landlord and Applicant agree that it is and will be impracticable and extremely difficult to fix the actual damages suffered by landlord if Applicant refuses to lease an apartment, and that the security deposit submitted represents a reasonable approximation of the damages which landlord is likely to suffer from any breach by applicant, and applicant agrees to forfeit the security deposit as liquidated damages in the event that Applicant refuses to lease an apartment from Landlord.

DATE: _____ **APPLICANT SIGNATURE:** _____

APPLICANT NAME(S):		
GUARANTOR INFORMATION		
Name:		Social Security Number:
Present Address:		Date of Birth:
City:	State:	Zip:
Home Phone Number:		Are you a U.S. Citizen?
Cell Phone Number:		Email Address:
Present Employer:		Relationship to Applicant:
Employer's Address:		How long with this employer:
Gross Income per Month: \$		Supervisor's Name:
		Phone Number:

The Applicant named herein has applied to SFinvest ('Landlord') for tenancy under the accompanying rental agreement or lease. If the Applicant's application is accepted by the Landlord, the Applicant may be presented with a Lease or Rental Agreement. However, before it will enter into any such Lease, Landlord will require that the person identified above as "Guarantor" execute and deliver this Guarantee to Landlord. In consideration of Landlord entering into the Lease, Guarantor covenants and agrees as follows:

1. Guarantor absolutely and unconditionally guarantees to the Landlord the timely payment of all amounts that Applicant may at any time owe under the Lease, or any extensions, renewals, or modifications, of the lease, or the lease of other apartment within the complex. Guarantor further guarantees to Landlord the full, faithful and timely performance by Applicant of any lease that the Applicant may become signatory to within the complex. If Applicant shall default at any time in the payment of any rent or any other sums, costs, or charges, or in the performance of any covenant or obligation under the Lease, then Guarantor, at Guarantor's expense, shall on demand by Landlord pay all rent, sums, costs, and charges to be paid and perform all other covenants and obligations to be performed by Applicant pursuant to the Lease within 5 days of the date of mailing or emailing of the demand to the Guarantor. In addition, Guarantor shall on demand by Landlord pay to Landlord all sums due to Landlord, including, without limitation, all interest on past due obligations of Applicant, costs advanced by Landlord, damages, and all expenses (including, without limitation, court costs and reasonable attorney's fees) that may arise in consequence of Applicant's default.
2. Guarantor authorizes Landlord, without notice or demand and without affecting Guarantor's liability under this Guarantee, to:
 - (a.) consent to any extensions, accelerations, or other changes in the time for any payment provided for in the Lease, or consent to any other alteration of any covenant, term, or condition of the Lease in any respect and to consent to any assignment, subletting, or reassignment of the Lease;
 - (b.) take and hold security for any payment provided for in the Lease or for the performance of any covenant, term or condition of the Lease, or exchange, waive or release any security; and
 - (c.) apply this security as Landlord may determine. Notwithstanding any termination, renewal, extension or holding over of the Lease, this Guarantee shall continue until all of the covenants and obligations on the part of Applicant to be performed have been fully and completely performed by Applicant. Guarantor shall not be released from any obligation or liability under this Guarantee so long as there is any claim against Applicant arising out of the Lease that has not been settled or discharged in full.
3. The obligation of Guarantor under this Guarantee is independent of, and may exceed the obligations of Applicant. A separate action may, at Landlord's option, be brought and prosecuted against Guarantor, whether or not any action is first or subsequently brought against Applicant, or whether or not Applicant is joined in any action. Guarantor may be joined in any action or proceeding commenced by Landlord against Applicant arising out of, in connection with, or based upon the Lease. Guarantor waives any right to:
 - (a.) require Landlord to proceed against Applicant or any other person or entity or pursue any other remedy in Landlord's power;
 - (b.) complain of delay in the enforcement of Landlord's rights under the Lease; and
 - (c.) require Landlord to proceed against or exhaust any security held from Applicant or Guarantor. Guarantor waives any defense arising by reason of any disability or other defense of Applicant or by reason of the cessation from any cause of the liability of Applicant. Guarantor waives all demands upon and notices to Applicant and to Guarantor, including, without limitation, demands for performance, notices of nonperformance, notices of non-payment, and notices of acceptance of this Guarantee.
4. Guarantor assumes full responsibility for keeping fully informed of the financial condition of Applicant and all other circumstances affecting Applicant's ability to perform Applicant's obligations under the Lease, and agrees that Landlord will have no duty to report to Guarantor any information that Landlord receives about Applicant's financial condition or any circumstances bearing on Applicant's ability to perform such obligations.
5. This Guarantee shall remain in full force notwithstanding any action taken or suffered by Applicant under any insolvency, bankruptcy, reorganization, moratorium, or other debtor relief act or statute, whether now existing or later amended or enacted, or the disaffirmance of the Lease in any action or otherwise.
6. This Guarantee shall be binding upon Guarantor and Guarantor's heirs, administrators, personal and legal representatives, successors, and assigns, and shall insure to the benefit of Landlord and Landlord's successors and assigns. Landlord may, without notice, assign this Guarantee, the Lease, or the rents and other sums payable under the lease in whole or part.
7. This Guarantee shall be deemed to be made under and shall be governed by California Laws in all respects, and the terms and provisions of this Guarantee may not be waived, altered, modified, or amended except in a writing signed by an authorized officer of Landlord and by Guarantor.
8. Guarantor hereby consents to the exercise of personal jurisdiction by the courts of the State of California, and further agrees that any action under this Guarantee may be filed in the appropriate court in and for the County of Butte, State of California.
9. If any of the provisions of this Guarantee shall contravene or be held invalid under the law of any jurisdiction, this Guarantee shall be construed as if it did not contain those provisions, and the rights and obligations of the parties shall be construed and enforced accordingly.
10. Guarantor authorizes Landlord and its agents to investigate Guarantor's credit at any time, without notice to Guarantor, for the purpose of verifying Guarantor's creditworthiness or in connection with any collection efforts.

Date: _____ Guarantor Signature: _____



House Rules

These House Rules are a part of the Lease between the undersigned Resident and Gateway Apartments pursuant to paragraph 11 of the Lease Agreement.

1. **Social Gatherings and Noise:** Social Gatherings must be kept under the control of the Resident(s). Beer kegs are not allowed on the premises or the property of Landlord at any time. Open parties are not allowed in the parking lot or on any recreational or open areas of the apartment complex. Residents will disburse immediately when requested to do so by Landlord or agent of Landlord, including but not limited to managers and security service employed by Landlord. Noise which disturbs your neighbors is prohibited, and Resident agrees to cease any such disturbance immediately when requested by the neighbor or by Landlord's agent. This includes playing of radio, stereo, television, musical instruments, stomping and/or yelling.
2. **Litter:** Refuse of all types is to be disposed inside of the garbage containers. Mattresses, couches and other large items may not be disposed of at Gateway Apartments unless permission is obtained by Landlord and appropriate fees are paid. Throwing any kind of litter outside of your apartment or in the parking area is prohibited. Any Resident littering the property will be billed for clean up. ***This is a state law!***
3. **Smoking:** Smoking is not allowed at Gateway Apartments within the Common Areas or within the leased Premises.
4. **Bicycles:** Bicycle Parking shall be in designated bicycle parking areas or within the apartments only. Any bicycles that are parked elsewhere are subject to seizure and disposal by Gateway Apartments.
5. **Property Damage or Destruction:** Damage or destruction of the personal property of others, apartment property, fences, landscaping, fire extinguishers or other property of the Landlord is prohibited, and Resident agrees to be monetarily responsible for any damage or destruction to property of others. Any consequential damage resulting from the acts of Resident, guest, invitee, or any person attracted to an event hosted by Resident shall be the financial responsibility of Resident, and the Resident shall bear all liability for consequential acts or damage associated with any event hosted by Resident.
6. **Parking:** Automobiles, trucks, motorcycles ("Vehicles") parked on Gateway Apartments property must display a valid parking permit issued by Landlord to Resident attached as instructed by Landlord. All others are subject to towing at the vehicle owners expense.
7. **Deck/Patio Area:** Only patio furniture, bicycles, and approved barbeques are allowed to be stored on decks. Storage of recycling debris and garbage is prohibited on decks and patios. Any storage outside that area is prohibited. **The use of open flame devices including charcoal or gas barbeques is prohibited at all times on the Deck/Patio. You may use an electric grill in lieu of open flame devices. You may also transport a barbeque to an open area for use or use a common area barbeque supplied by Landlord. This is a fire safety requirement and violation of this safety rule constitutes a material breach of the Lease.**
8. **Entry to Gateway Apartments:** Ingress and egress onto the property of Landlord is to be made via the sidewalks and parking lots adjacent along Nord Avenue only.
9. **Recreation Areas:** Recreation areas are for use by residents according to the respective agreement related to those facilities.
10. **Exterior:** Signs, decals, foil, posters, and/or graffiti are not to be placed on the exterior of the structures (including doors, windows, patios and decks) of Landlord's property.
11. **Telephone and Cable Systems:** The building wiring is the property of Landlord. Resident agrees to not modify, add, or interfere with building wiring at any time without Landlord approval. Resident agrees to be responsible for all costs associated with the repair of telephone wiring modified by Resident.
12. **Lock Outs and Lost Keys:** Residents must have proper Identification for apartment access. Replacement keys are \$5.00 each. Residents locked out of their apartment may be subject to and agree to pay a lock out service fee of \$20.00 during the hours of 10:00 PM – 8:00 AM and at any time on weekends or holidays. If the resident manager is unavailable, resident is authorized and instructed to, at their expense, contact a locksmith to obtain access to their premises.

The undersigned has read, understands, and agrees to follow these house rules.

DATE: _____

SIGNATURE: _____

LANDLORD SAFETY POLICY

It is the policy of the Landlord to maintain your apartment in a safe and habitable condition at all times. Prior to your occupancy, the premises were inspected to ensure habitability. Additionally, window sills, ceilings, and under sink areas were inspected to assure the plumbing is properly connected and to search for evidence of active water damage, mold, or mildew. A mid-term inspection shall be performed by management during the winter to verify the habitability and safety status of the apartment. When Resident notifies Landlord of a habitability issue, Landlord will make their best reasonable effort to remedy the situation as quickly as possible.

FIRE SAFETY

To promote and maintain fire safety, Resident agrees as follows:

1. To regularly test the proper function of the smoke detector by pressing on the button to assure it works. *We recommend a monthly check.*
2. To notify the Landlord immediately if the smoke detector fails to work properly, or if it begins to chirp indicating a low battery condition.
3. To not store combustible materials in the hot water closet. *The hot water heater is gas fired and an open flame is present.*

ELECTRICAL SAFETY

To keep the electrical system safe, Resident agrees as follows:

1. To not tamper with building wiring systems in any way.
2. To not use extension cords. *Extension cords can be a fire hazard, and are potentially unsafe.*
3. To use UL listed surge protectors. *These devices are designed to turn off in the event of an overload.*
4. To immediately notify Landlord in the event the electrical system is not functioning normally. *Abnormal function includes dead circuits, detection of smoke or electrical fumes, circuit breakers repeatedly tripping, or any fire or evidence of fire near a fixture.*

WATER DAMAGE / MILDEW / MOLD PREVENTION ITEMS

The Resident is hereby notified that mold can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit even for a short period of time, mildew and/or mold may grow.

To prevent the formation of mildew or mold, Resident agrees as follows:

1. To regularly allow air to circulate in the apartment.
2. To keep the interior of the unit clean and free of dirt and debris and to promptly notify the Landlord of any leaks, moisture problems, and/or mold growth.
3. To immediately report to the Landlord any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
4. To notify Landlord of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls, cabinets, or the floor to a unit below that of Resident.
5. To report to the Landlord any mold growth on surfaces inside the premises.
6. To use the bathroom fans while showering or bathing until condensation is no longer present and promptly report to the Landlord any non-working fan.
7. To use exhaust fans, if the apartment is so equipped, whenever cooking, dishwashing, laundry or cleaning.
8. To use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior unit.
9. To clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)

GENERAL MAINTENANCE ISSUES

Resident agrees to notify the Landlord immediately whenever the following conditions are observed:

1. Heating and Ventilation System not functioning properly.
2. Cracked or broken windows.
3. Holes in exterior doors or insecure exterior doors.
4. Holes in interior / exterior walls.
5. Appliances not working, making strange or excessive noise, or not working properly.
6. Any known unsafe condition inside or outside the premises.

Resident agrees to indemnify and hold harmless the Landlord from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Landlord may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises. **The undersigned Resident has read, understands, and agrees to comply with this Life and Safety Maintenance Agreement.**

DATE: _____

SIGNATURE: _____



Resident Activity Center Rules

The "Resident Activity Center" is defined as the pool, basketball court, barbecue area and fitness center located at Gateway Apartments. This Agreement is a part of the rental agreement between Resident and Landlord and rules contained herein are supplemental house rules.

1. All Resident Activity Center facilities are for the exclusive use of residents.
2. Hours of operation for the basketball court are from 8:00 A.M. to Sunset.
3. Hours of operation for the pool and pool area are from 8:00 A.M. to Sunset. *This is a State Law!*
4. Hours of operation for the fitness center are from 8:00 A.M. to 8:00 P.M.
5. Safety is our primary concern. Residents and their guests must act responsibly & safely at all times.
6. Resident shall notify management immediately if an unsafe condition is noted, and shall not use the facility until the unsafe condition has been remedied.
7. NO LIFEGUARD OR TRAINER WILL BE ON DUTY. Persons using the pool, fitness center and basketball court do so at their own risk, and Landlord assumes no responsibility for accident or injury. *This is a State Law!*
8. The pool shall close at Sunset. *This is a State Law!*
9. If the pool water appears cloudy, do not use the pool and advise management immediately of the condition. *This is a State Law!*
10. Diving into the pool is prohibited. *This is a State Law!*
11. No food, beverages, or tobacco products may be used or consumed while in the swimming pool at any time. *This is a State Law!*
12. Persons under the age of 14 must be accompanied by an adult while in the pool, basketball court, or fitness center. *This is a State Law.*
13. All gates in the pool area must remain closed at all times. *This is a State Law!*
14. Residents shall not bring animals into the swimming pool area. *This is a State Law!*
15. Running in the pool area is prohibited.
16. Please shower before entering the pool.
17. No glass containers are allowed in the pool, basketball court or fitness center.
18. Residents using Resident Activity Area facilities are expected to respect their neighbor's right to use the area peacefully, and must avoid noisy and boisterous behavior.
19. Residents may have not more than two guests in the Resident Activity Center at any time. Resident must accompany their guests at all times while Guest(s) are in the Resident Activity Center.
20. Fitness equipment is for exclusive use by residents of Gateway Apartments.
21. Proper attire shall be worn at all times when in the Resident Activity Center facilities.
22. Lewd or lascivious behavior will result in the immediate termination of Resident Activity Center privileges for the offending resident.
23. Resident must properly dispose of all their garbage in the containers provided.
24. Smoking is not allowed in the Premises or the Common Areas of the property.
25. Alcoholic beverages are not allowed in the Common Areas of the property.
26. Landlord is not responsible for personal property left in the Resident Activity Center facilities.
27. Residents must be in possession of their pass at all times while in the Resident Activity Center. Resident may not loan their pass to guests at any time, except that a resident under the age of 14 may be accompanied by a babysitter with prior management approval.
28. The key / pass replacement charge is \$50.00 per key.
29. Residents that do not adhere to this policy may be subject to revocation of access rights to the Resident Activity Center at the sole and arbitrary discretion of management. Revocation may affect the entire apartment's rights to use the facilities.

Resident acknowledges these rules are a part of the Lease and agrees to be bound by and comply with this Resident Activity Center Agreement. Only one pass is issued for each apartment unless additional keys are requested.

DATED: _____ SIGNED: _____



an SFinvest Community

PERMIT

PARKING AGREEMENT

RECITALS

1. _____, "Resident", resides at Gateway Apartments "Gateway" Unit _____.
2. Resident owns, or the Guarantor of Resident owns a vehicle "Vehicle" that Resident operates.
3. Resident has supplied a copy of the current vehicle registration to Gateway with this Agreement.
4. Resident desires to park the Vehicle in the parking lot at Gateway Apartments located at 813 or 929 Nord Avenue, Chico, CA "Parking Lot".
5. Information regarding the Vehicle that Resident desires to be registered to park at Gateway Apartments is as follows:

Vehicle Make		Vehicle Model	
Color		License Plate Number	
Vehicle Owner		Type (car, truck, motorcycle)	
Resident Phone No.		Bedroom Number	
Resident E-Mail			

AGREEMENT

Gateway Apartments consents to allow this vehicle to be parked in the Parking Lot upon the following terms and conditions:

1. This is the only vehicle owned or operated by the Resident that shall be parked in the Parking Lot.
2. The Vehicle has been issued Permit Number _____.
3. This Permit shall be permanently affixed to the Exterior Bottom Left corner of the rear glass of the Vehicle, or, in the case of Motorcycles, the sticker shall be wrapped around the left handlebar.
4. The Permit shall not be removed or affixed to any other vehicle.
5. This Agreement is not transferable to any other vehicle.
6. If the Permit is obscured or covered, the vehicle may be towed at the Vehicle Owner's expense.
7. If the Vehicle Permit is not properly displayed or has been removed, the Vehicle is subject to towing to an impound lot at the expense of the Resident.
8. If the Vehicle is parked in an area that requires maintenance, Gateway reserves the right to move the vehicle to another area of the parking lot at no expense to the Resident.
9. The Vehicle shall be properly parked in a striped parking space.
10. If the Vehicle is double parked, parked in a marked Fire Lane, parked in a "No Parking Zone" indicated by cross striping, parked in a "Handicap Space" without a government issued permit being legally displayed, parked on any sidewalk or landscape area, or parked in any other area not intended for parking, the Vehicle is subject to immediate towing to an impound lot at the Resident's expense.
11. Trailers and boats, whether attached to the Vehicle or not, are never allowed in the Parking Lot.
12. Motorcycles may park only in the Motorcycle parking area adjacent to Apartment #34.
13. Vehicle shall be licensed and insured as a motor vehicle and insured to State of California standards at all times it is parked in the Parking Lot.
14. No maintenance of any kind shall be performed on the Vehicle while parked in the Parking Lot.
15. Dilapidated, inoperable, wrecked, or vehicles that constitute an attractive nuisance are subject to towing without notice by Lessor, even if they have a parking permit.
16. This agreement is void if the sticker is removed.
17. If the vehicle is inoperable, this permit is void and the vehicle is subject to towing at owner expense.
18. Lost stickers will be re-issued for a fee of \$20.00.

The undersigned Resident agrees to be bound by this agreement and it is accepted by Gateway.

DATED: _____

SIGNED: _____
RESIDENT

DATED: _____

SIGNED: _____
GATEWAY AGENT

Office Use Only

POSTED TO YARDI	ENTERED BY
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Kym Harvey
 Gateway Apartments
 813 Nord Avenue
 Chico, CA 95926-4303
 Tel: (530) 899-7583
 Fax: (530) 894-4910
 E-Mail: kym@sfinvest.com

facsimile transmittal

To: **Kasey Krist**

Fax: **(530) 894-4910**

Applicant:

Date:

Guarantor:

Pages:

CC:

App. #:

Urgent For Review Please Comment Please Reply Please Recycle

ATTACHED ARE THE FOLLOWING DOCUMENTS:

- APPLICATION
- CONTINUING PERSONAL GUARANTY
- HOUSE RULES
- LIFE AND SAFETY MAINTENANCE AGREEMENT
- RESIDENT ACTIVITY CENTER AGREEMENT
- PET AGREEMENT
- EXECUTED LEASE AGREEMENT
- COPY OF APPLICANT ID
- COPY OF VEHICLE REGISTRATION OR PROOF OF INSURANCE
- OTHER: _____

THIS DOCUMENT MUST BE FAXED IN HIGH RESOLUTION MODE !

URGENT APPLICATION! PROCESS IMMEDIATELY