



## MERIDIAN GROUP

Real Estate Management, Inc.  
5290 Overpass Road, Bldg. D  
Santa Barbara, CA 93111

P: (805) 692.2500 • F: (805) 692-5020 • [meridiangroupprem.com](http://meridiangroupprem.com) • BRE#01272282

# WHAT YOU NEED TO APPLY FOR AN ISLA VISTA RENTAL

## CONTINUING RESIDENTS

You have until **Friday, December 28, 2018**, to let us know if you will be continuing in your unit. We are accepting appointments to renew your lease thru **Friday, January 11, 2019**. We will gladly accept appointments for continuing lease renewals after the deadline if your unit is still available.

- Contact us to make an appointment to sign your continuing lease.
- Complete a [Standard Rental Application](#) online at [mgrem.twa.rentmanager.com/applynow](http://mgrem.twa.rentmanager.com/applynow)
  - You must have at least 1 application completed, per bedroom, accompanied by an online application and [Third-Party Guarantee of Lease Obligation](#) form completed by their guarantor before you can sign your lease.
    - Example: If you are applying for a 2-bedroom unit, at least 2 applications are required, and their guarantors must have their application and [Third-Party Guarantee of Lease Obligation](#) form completed.
  - Your guarantor needs to complete an [online application](#) and a [Third-Party Guarantee of Lease Obligation](#) (guarantor) form before your appointment.
  - If ALL current residents are continuing, a new deposit will not be required.
    - If the rent is increasing, the difference is due at the time of your lease signing.
    - If any current roommates are not renewing, a new deposit is required, and we are happy to set up a payment plan for the new deposit if needed.

## NEW APPLICANTS

Our Open Market begins **Wednesday, January 9, 2019**, and we are accepting applications **now**.

- Complete a [Standard Rental Application](#) online at [mgrem.twa.rentmanager.com/applynow](http://mgrem.twa.rentmanager.com/applynow)
  - You must have at least 1 application completed, per bedroom, accompanied by an [online guarantor application](#) and [Third-Party Guarantee of Lease Obligation](#) form completed by their guarantor to begin the application process.
    - Example: If you are applying for a 2-bedroom unit, at least 2 applications are required, and their guarantors must have their application and [Third-Party Guarantee of Lease Obligation](#) form completed.
    - If approved, ALL future residents are required to complete their application and have their guarantor complete their online application before signing the lease.
    - Only completed applications will be accepted and processed. Incomplete application and guarantor forms will **not** be accepted or reviewed. NO Exceptions!
  - Completed applications are reviewed and processed usually within 1-2 business days.
  - An Applications is considered complete when it has the tenant's online application, guarantor's online application and completed [Third-Party Guarantee of Lease Obligation](#) form.

## APPROVED APPLICANTS

- If your application is approved, the person assigned as the Key Person to the lease will be notified by phone call and/or text to make an appointment to sign the lease.
- The Key Person has 24 hours to [contact us](#) to make the lease signing appointment, or the unit will be offered to the next approved applicant.
- The lease must be signed within 3 business days of being approved, or the unit will be offered to the next approved applicant.
- The security deposit payment is equal to 1 month's rent plus \$200 and full payment is due at the time of the lease signing. Payment can be made online or with a cashier's check or money order.

## ALL GUARANTORS

Please note that although you are signing on to be the guarantor for your son or daughter, the lease agreement is joint and several and all parties of the lease are jointly and severally liable for all obligations of the lease.

- Complete a [Standard Rental Application](#) online at [mgrem.twa.rentmanager.com/applynow](http://mgrem.twa.rentmanager.com/applynow)
- Complete a [Third-Party Guarantee of Obligation form](#).
  - We will email you the form to complete once your online application is received (preferred), or
  - You may complete the form by downloading it and having it notarized, available [here](#).
- Provide a copy of your Driver's License or Passport with a US mailing address or have the form Notarized.
- If your guarantor lives outside of the country, you may still apply and, if approved, pay double the security deposit in lieu of having a guarantor.
- This option is only available to the whole group and not per person.

If you have any trouble viewing the units, need help with the application process, or have any other questions, please call us at (805) 692-2500 x0 or email us at [info@meridiangrouprem.com](mailto:info@meridiangrouprem.com).

Thank you for considering us and we look forward to helping you find your next home!