

College Town Realty

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Thank you for picking up our rental list for summer and fall housing. We are excited about the opportunity to be able to assist you in your search for rental housing in Davis, CA. We hope that some of our properties on this list might suit your rental needs.

Please look at the properties, and drive, bike or walk by the property to see if you like the location, and are interested in it. **Please do not disturb the current tenant.** If after viewing the outside, you are interested in viewing the inside of the property, please call our office to at (530) 753-1500 to schedule an appointment. If the unit is currently occupied, we need to give at least 24 hours advance notice to the tenant. Please call us at 530 753-1500 to verify availability and to schedule an appointment to view the property.

If you are interested in a property, each person will need to fill out a rental application. We will use this information to run a credit check, and also check with your land lord. **There is a fee of \$10 per person which is non-refundable. If you do not have any credit, we will need for someone to fill out a co-signer form. The approved application is good for any property managed by College Town Realty.**

After your applications have been turned in, we will process the applications and give you a call to let you know if your application has been approved. If you have been approved, the next step to secure the property is to sign the lease and put down the security deposit.

After you have been approved to rent, and you have made your decision, we encourage you to sign the lease as soon as possible, because houses and apartments do go quick. Approved applications for signing leases, are on a first come, first serve basis.

Before signing the lease please read through the lease, and also make sure that this is the property that you want to rent. Each person renting at the property needs to sign the lease. Once the lease is signed by both parties, it becomes legally binding. **If your party backs out of the signed lease your party will be liable for damages until the property is rented. There will also be a service fee for re-renting the property.**

What is due when signing the lease ?

- When signing the lease, the security deposit which is equivalent to ½ month's rent is due.
- If a property allows pets, the pet deposit will also be due when signing the lease.

Also the following are also due according to the following schedule...

- The last month's rent is due 1 month prior to move in.
- The 1st month's rent is due on the day of move in.

These amounts will all need to be paid before keys, inventory sheets will be released.

We hope that we can be of service to you in your search for housing. Please call College Town Realty at 753-1500. We look forward to helping you find a place to rent. Thank you for coming by & good luck in your search for housing !

...providing personalized professional service to the Davis Community since 1979