

CHARTER PALMS TOWNHOMES

678 BELLFLOWER AVE. SUNNYVALE, CA 94086 (408) 735-9030

Charter Palms Townhomes is a 93 unit complex divided into two adjoining complexes, one located at 674 thru 680 Bellflower Ave., and the other at 679 thru 685 Garland Ave. Each is on a quiet cul-de-sac, with low traffic.

A townhome is much better living than an ordinary apartment, because it is 2 level living with nobody above you or below you. Our townhomes are large...over 1,050 square feet, plus over 200 sq ft of private patio off the dining room and balcony off the master bedroom. Each luxurious townhome has two bedrooms, and one and one half baths (there are seven 1500 Sq Ft three bedroom two bath Townhomes).

Downstairs Interior:

Kitchen: New and modern, with beautiful oak cabinetry, with under cabinet lighting, Pergo flooring, built in microwave hood, dishwasher, self cleaning electric range, frost free refrigerator, garbage disposal, overhead fluorescent lighting, white tile counter tops, double sinks, pull out spray on the faucet, and lovely garden window. Some selected units with smooth top stoves.

Dining area: Almost 100 square feet of space with large sliding glass door leading out to your private patio, Pergo flooring, and ceiling fan light fixture above eating area.

Living room: Approximately 230 sq. ft. with up graded plush carpeting with 6lb pad, tiled entry, and some units have garden windows in living room.

Luxury half bath: Has Italian tile floor, whitewashed oak vanity cabinet, granite counter top, Kohler sink, and Moen faucet.

Other:

Air conditioning: For those hot summer days.

Forced air-heating system: Gas heat is equally distributed in every room for maximum comfort.

Washer and dryer: Piggy bank those quarters saved! Your full sized washer and gas dryer don't need them, plus no waiting for empty washers and dryers at the community laundry room. Saves time, money and your back not having to lug laundry back and forth. Some selected units with Frigidaire stackable front-loading washer and dryer.

Upstairs Interior:

Master bedroom: Large, approximately 150 sq. ft., plus spacious walk in closet. Sliding glass door onto your balcony, ceiling fanlight above bed to circulate air around the room.

Second bedroom: Approximately 120 sq.ft. Plus a wall-to-wall mirrored wardrobe.

Luxury Full bath: All new plumbing, custom Italian tile flooring and shower surround, Kohler tub and sink, Moen faucets, white washed oak vanity cabinet, mirrored light bar and medicine cabinet, American standard towel bars and toilet paper holders, and new linen closet doors. All units have a very large linen closet.

Grounds:

Swimming pools: One on the Garland side and two on the Bellflower side.

Parking: Each townhome comes with one parking space, either a fence line space at no extra charge, carports at \$35.00 or a Garage at \$45.00 per month fee. We offer a limited number of second parking spaces for rent, rental rates as follows fence line \$35.00, carport \$60.00 and garages \$80.00 per month fee.

A limited number of garages with electronic openers are available for compact to midsize cars only. There is a \$65.00 deposit fee for electronic garage door openers. All of the carports and garages have overhead storage area.

Security: Private guards patrol the complex several times each night.

Landscape: Low density 4 acres. Mature woodsy setting adds to a pleasant atmosphere for restful living enjoyment.

Location:

Take Old San Francisco Rd. and turn south on Grand Fir. Turn left on Bellflower Ave. and our office is on the right at 678 Bellflower. Our office is open Monday thru Friday 9:00 am to 5:00 pm and weekends 10:00 am to 5:00 pm apartments are shown by appointment only. Our Resident Managers are Daniel and Pamela McGuire. Our Assistant Managers are Jason and Marlene McGuire.

Nearby shopping parks and schools:

Take Fair Oaks Ave **south 3** blocks to El Camino Real for shopping and dining, 7 blocks to the community center. Take Old San Francisco Rd **east 3** blocks to Wolfe shopping center, 1 block **east** and 1 block **south** on Gale to Braly Park. Take Fair Oaks Ave **north 2** blocks to Ellis elementary school, 7 blocks **west** to Sunnyvale Town Center, Town and Country, and Murphy Street for fine dining and nightly entertainment. Close to Freeways 101 and 280, Santa Clara public transit system and the Sunnyvale Cal train station.

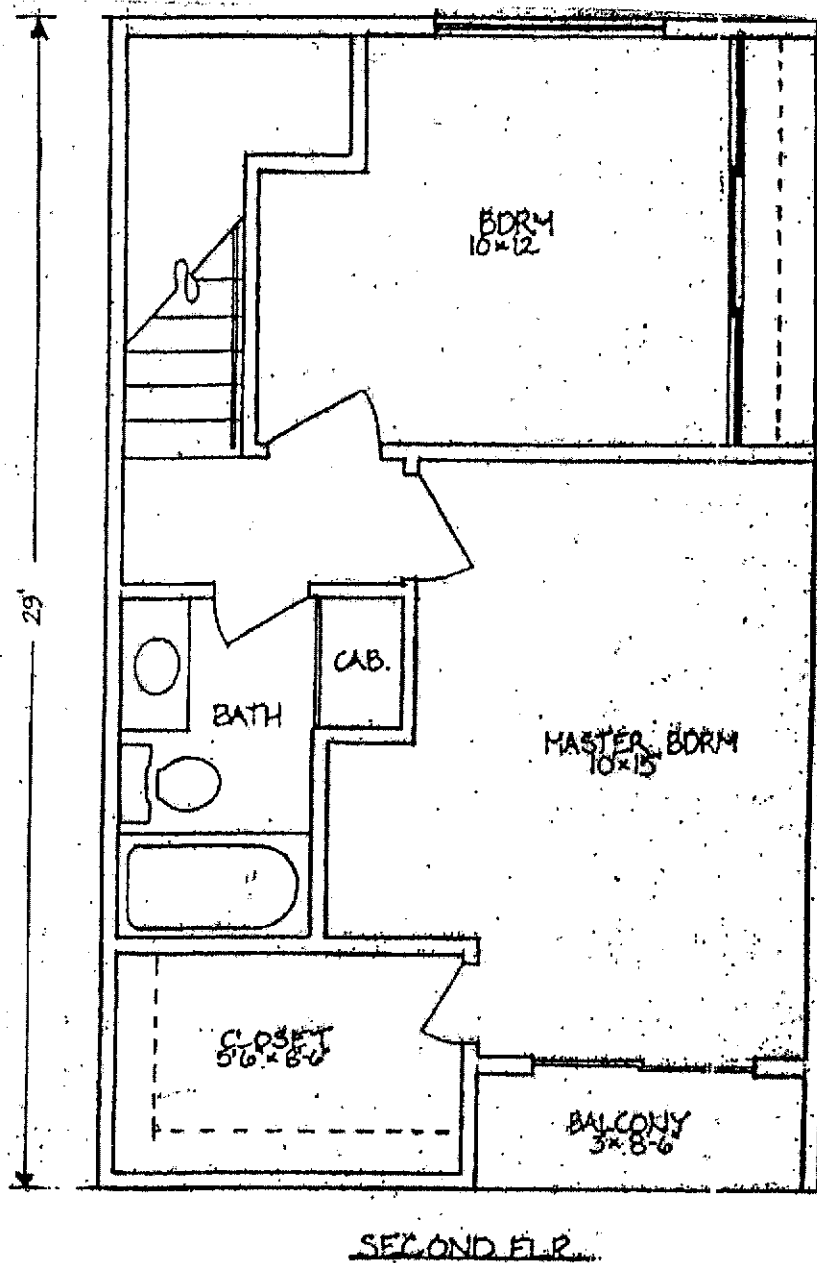
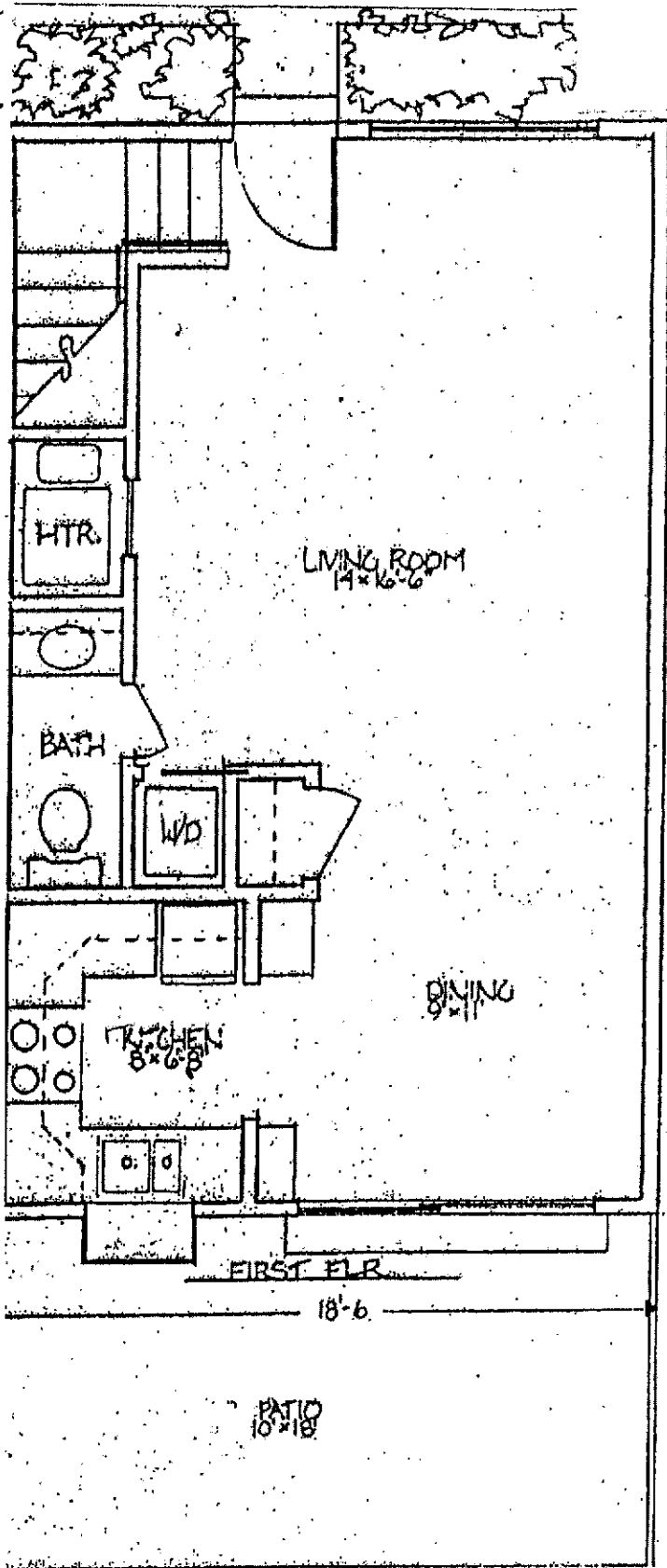
***Rental Rates:** Luxury two bedroom townhomes start at \$_____ per month. Three bedroom units start at \$_____.

*Minimum 6-month lease is required initially, then month-to-month there after.

**Rental rates are subject to change without notice and are for a 1 year lease, 6 month leases incur higher rental rate and higher security deposit*

Resident pays for their unit's PG & E service. Water, sewer, garbage, and gas heating the hot water, and Dish Network TV service Top 250 plus HBO in living room are included in the rental price of each Townhomes.

Restrictions: We have recently changed our pet policy to accept indoor cats only, a pet agreement is required and a \$500.00 refundable deposit. Male cats must be neutered and all cats must be on a prescription flea control program

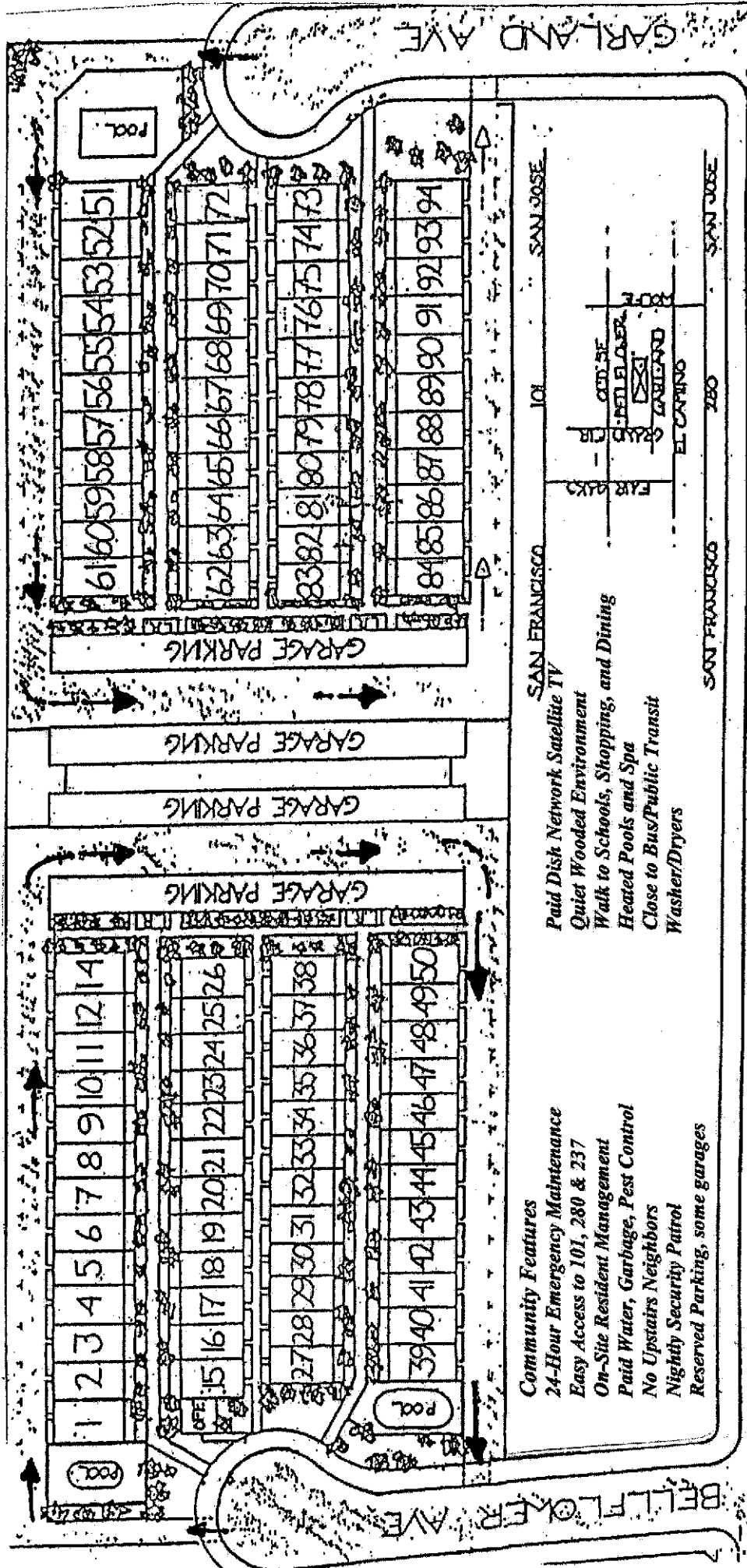


CHARTER PALMS TOWNHOMES

678 Bellflower Ave
 Sunnyvale, CA 94086
 408 735-9030

Pamela and Daniel McGuire
 Resident Managers

Marlene and Jason McGuire
 Assistant Managers



- Community Features**
- 24-Hour Emergency Maintenance
 - Easy Access to 101, 280 & 237
 - On-Site Resident Management
 - Paid Water, Garbage, Pest Control
 - No Upstairs Neighbors
 - Nightly Security Patrol
 - Reserved Parking, some garages

- San Francisco**
- Paid Dish Network Satellite TV
 - Quiet Wooded Environment
 - Walk to Schools, Shopping, and Dining
 - Heated Pools and Spa
 - Close to Bus/Public Transit
 - Washer/Dryers

GRAND FIR

CHARTER PALMS TOWNHOMES APPLICATION TO RENT

(All sections must be complete) each occupant 18 years or older must fill out an application to rent.

APPLYING FOR:			
APT NO	LOCATION	MONTHLY RENT \$	MOVE/IN DATE
LEASE TERM	MANAGER CHECKED ID	SS#	

Last Name _____ first name _____ middle name _____

Social Security # _____ birth date _____ Email _____

Drivers License # _____ state _____ expiration _____ other ID _____

Home Phone _____ work phone _____ cell phone _____

Present Address _____ city _____ state _____ zip code _____

Date/in _____ date/out _____ owner _____ phone _____

Reason for moving _____ complex name _____

Previous Address _____ city _____ state _____ zip code _____

Date/in _____ date/out _____ owner _____ phone _____

Next previous Address _____ city _____ state _____ zip code _____

Date/in _____ date/out _____ owner _____ phone _____

Applicant represents that all of the above statements are true and correct and hereby authorizes their verification including but not limited to, obtaining a credit report. Owner/Agent is authorized to obtain a credit report now and in the future.

In connection with my application for rental and/or employment, I understand that background inquiries may be made on myself including consumer, criminal, driving and other reports. I understand that information may be requested from various federal, state, and other agencies and entities, public and private, which maintain records concerning my past activities relating to driving, credit, criminal, and civil.

I authorize, without reservation, any party or agency contacted, to furnish completely and without limitation, any and all of the above-mentioned information related thereto. Further, I will release from liability and will defend and hold harmless all requesters and suppliers of information in accordance herewith.

The undersigned has left a Holding Fee in the amount of \$ _____ and hereby offers to rent the above mentioned accommodations designated for the amount and location as set forth above and upon approval of this application agrees to sign a rental lease agreement and to pay all sums due, including requested deposits before occupancy. The Holding Fee is not a guarantee of approval for residency. The Holding Fee ensures that while your application is being processed, the apartment for which you are applying will not be rented to any other party. Upon approval of your application the holding fee will be applied toward balances due for the security deposit and any other fees at the time of move-in. Should your application be denied your Holding Fee would be returned? Cancellation of the apartment reservation after 24 hours (from the date of the application) will result in loss of the pro-rated amount of rent from the date said apartment was held off the market (number of days from the date of the application until written cancellation is received by Management)

Dated: _____ applicant's signature _____

Proposed occupants list all and birth dates

Name _____ relationship _____ birth/date _____
Name _____ relationship _____ birth/date _____
Name _____ relationship _____ birth/date _____
Name _____ relationship _____ birth/date _____
Name _____ relationship _____ birth/date _____

Do you plan to run a Daycare service in the apartment? _____ If so, how many children do you care for? _____

If yes, do you have a valid Daycare license? _____ Are you currently carrying Liability insurance? _____

Do you have pets? _____ how many? _____ describe _____

Water filled furniture? _____ Describe _____

Current occupation _____ Employer _____ Phone _____

How long? _____ supervisor _____ employer address _____

Gross income per month _____

Prior occupation _____ Employer _____ Phone _____

How long? _____ supervisor _____ employer address _____

Gross income per month _____

Checking account? _____ Branch _____ savings? _____ branch _____

**List monthly payments
Not on credit report:**

To _____ amount _____

EMERGENCY CONTACT INFO

Name _____ address _____ phone _____ relationship _____

Name _____ address _____ phone _____ relationship _____

PERSONAL REFERENCES

Name _____ address _____ phone _____ length of acquaintance _____

Name _____ address _____ phone _____ length of acquaintance _____

AUTOMOBILE INFO: (including vans, motor cycles, trucks or trailers)

1. make _____ model _____ color _____ year _____ license # _____

2. make _____ model _____ color _____ year _____ license # _____

3. make _____ model _____ color _____ year _____ license # _____

Have you ever filed for Bankruptcy? Yes _____ No _____ when? _____ Will any smokers be moving in? Yes _____ No _____

Have you ever had credit problems? Yes _____ No _____ describe _____

Have you ever been evicted or asked to move for non-payment of rent? Yes _____ No _____

Have you ever had an unlawful Detainer filed against you? Yes _____ No _____

Have you ever been convicted of a felony? Yes _____ No _____ if yes when _____ what _____

Charter Palms Townhome Apartments

678 Bellflower Ave.
Sunnyvale, CA 94086

408-735-9030
manager@charterpalms.com

New Applicants

Please bring the following items with you when you return your completed application.

Drivers License, State issued Photo ID Card or Pass Port

Social Security Card

Copies of current Pay Stubs or Offer Letter from employer

Check for Credit Report \$24.00 per applicant

Check for Holding Deposit (half of the security deposit) This holding deposit will only hold the unit for Three Days during the approval process. Remaining half of Security Deposit plus any other deposits such as Pet Deposit, or Satellite Dish Deposit must be paid in full after Applicant is approved in order to the hold unit till move-in date.

Before your move-in date

Call PG & E to have the power put in your name. 1-800-743-5000

Call AT & T for phone 1-800-310-2355

Comcast High-Speed Internet Service 1-888-262-6300

UNIT ADDRESS _____

City _____ Zip _____