

Dean Brunner Rentals

www.deanbrunner.com

6778 Pasado (Middle Door)
Goleta CA 93117

Phone (805)685-5904

Fax (805)685-0776

e-mail DBR@deanbrunner.com

HOW TO RENT ONE OF OUR APARTMENTS

1. First, get your group together. Make sure everyone is in agreement and committed. Have you visited the property? (This is definitely recommended!) Make sure you have discussed the matter with your parents, and the roommates you have chosen are people you get along with. We lease on a first come, first qualified basis. Once you have paid your deposit and the lease is signed, it is a binding contract. **We DO NOT allow subletting.**
2. Each person in your group must fill out a rental application and have a 3rd party guarantor form signed: **ONE APPLICATION and photo ID and ONE 3rd Party Guarantor form and photo ID PER PERSON.** Applications and 3rd Party Guarantor forms are available under the “Forms” tab on our website. Submit the full set of completed applications with photo IDs via email to: dbr@deanbrunner.com or you may turn them in at the office; use the mail slot in the door if no one is there. **We will not process your applications until we receive all paperwork for everyone in your group.** However, we WILL process for 1 less than the intended maximum occupancy amount, provided it is understood that your group is financially liable for the whole security deposit and all rents regardless of locating a final roommate (ask for details). **We will not process INCOMPLETE applications. ALL information requested must be completed.** If you are applying for more than one unit, just make sure to note your 2nd choice on the application, no need to fill out multiple applications.
3. Once your entire group is approved, we will contact you via email and send you a lease, unless you prefer to meet in person, as a group. Once your lease agreement has been sent, you will have 48 hours to sign it and pay the Security Deposit, or the unit will be offered to the next group in line. In person appointments will be available upon request as long as ALL are available to attend.
4. We require the entire **SECURITY DEPOSIT at Lease Signing.** Credit card payments may be submitted through our website: www.deanbrunner.com. Cash or check is also acceptable. Each person may pay their portion or one payment is acceptable too. Security Deposits are strictly a deposit. They do NOT include any rent payment. Once you receive the Lease Agreement online, you will be required to submit payment within 48 hours via our website, overnight mail, in person or through our mail slot at the office. If you request to sign in person, security deposits will be expected at in person signing.
4. All names of all the tenants will appear on ONE lease and must be signed by all lessees. Thus, you will be jointly and severally responsible for the apartment. 3rd party guarantors DO NOT sign the LEASE, and therefore are not considered a tenant and/or lessee.
5. Have some back up choices! Units lease fast, and we want to sure you get the place you want.
5. Leases are for approximately 352 days and run from June-June.
8. The quickest and best way to get a response from us is through email: dbr@deanbrunner.com. Make sure to include your phone number in your email in case we need to contact you or need clarification on something.