

Quick Steps

FOR APPLYING ONLINE AT
HIGNELLRENTALS.COM



HIGNELL
COMPANIES

Quick Steps for Applying Online at HignellRentals.com

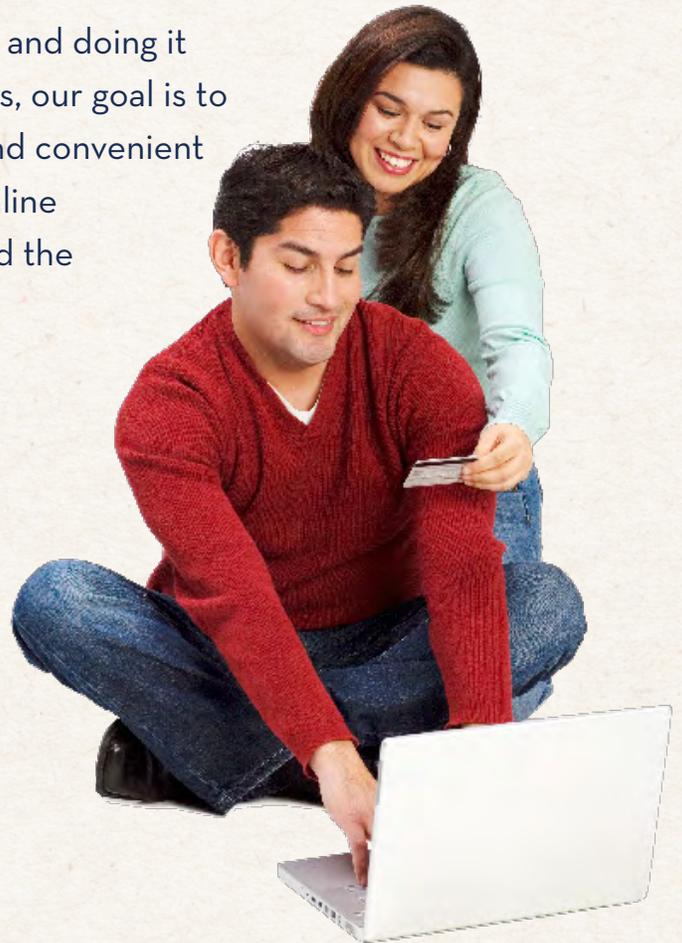
Don't worry, we get it.

Filling out an application can be overwhelming and doing it online might feel challenging. At Hignell Rentals, our goal is to make the online application process as easy and convenient as possible. Plus, you'll save gas by applying online instead of visiting multiple rental offices around the North State.

This saves time and money!

We want to make sure that you have all of the information you need before you start filling out your applications so here is a check list to make the process easier. After you have all of your documents and information on hand, a step by step tutorial is provided for an easy online application process.

Ready, set, GO!



Information you will need to have on hand:

_ Personal information

- Name Phone Email

_ Move-in Date

_ Address information

- Current Address Current Landlord Name and Phone Number
 Previous Landlord Name and Phone Number (we require for you to provide 2 years of rental history)
 Date Moved In Date Moved Out Reason For Moving
 Monthly Rent Personal References

_ Employment Information

- Employment Status Employer Job Title Employed Since
 Monthly Income Employer Address Employer Phone
 Previous Employer Start/End Date

_ Personal Information

- Date Of Birth Social Security Number
 Driver License Number Driver License State 

Pro Tip: In order to get your application accepted, you must include at least two months proof of income, two years of rental history, and give a copy of your ID.

_ Emergency Contact Information

- Name Relationship Phone Number Address

_ Housemates

- For over 18: Name, Email, Number (they have to submit their own application)
 For under 18: Name, Relationship, Date of Birth
 Pets

_ Pet Information, If Applicable



- Pet Type Weight Age Color Breed Name

_ Vehicle Information, If Applicable



- Make Model Year Color
 License Plate Number

_ Credit Card Or Bank Account Information

To Pay Application Fee (\$35)

_ Proof Of Income



- Current Employer Employer Name Address Employer #
 Monthly Salary Position Held Years Worked
 Supervisor Name

_ Rental Reference Verification Page

(Found on the “Forms and Downloads” page on hignellrentals.com)

_ Co-Signer Information, If Applicable

(They must provide proof of their income, fill out an application, and fill out “Personal Guarantee of Rent” form found online)

_ Digital Documentation

(Please be prepared to upload a digital copy of the following:)

- Photo ID
- Proof of Income (e.g. recent pay stubs, bank statements or tax returns)



How to Apply for Apartments Online at HignellRentals.com

Once you have all of this information on hand then you're ready to start the process online. Don't worry if you forget to find something like your social security number or address of your employer, you can always save the application and go back to where you left off.

STEP 1: Go to www.hignellrentals.com

There are multiple ways to search for the property you wish to apply for. You can start your application process on one of these three pages:

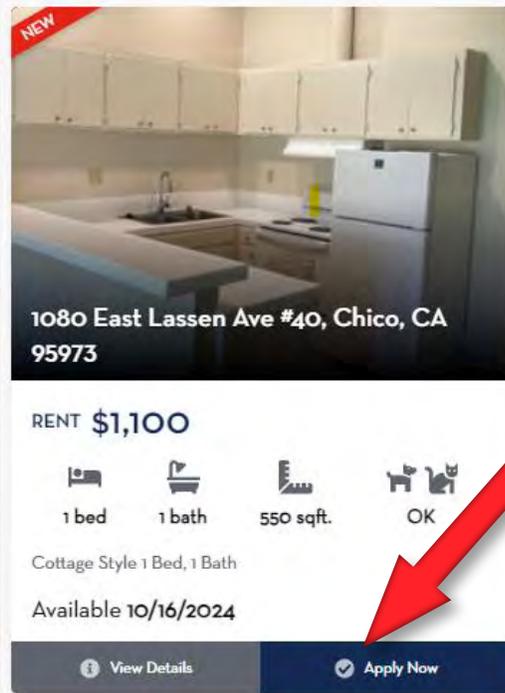
HOME RENTAL SEARCH APARTMENTS

If Using the HOME Page:

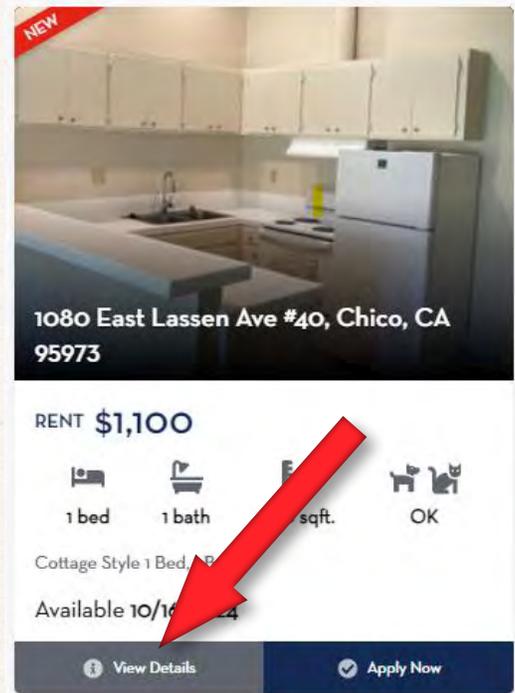
STEP 2: Search directly from the Home Page using our rental search bar. Toggle your search criteria in the drop-down menu and hit "SEARCH" on your desktop or mobile device.



STEP 3: Once you find the property or apartment unit you would like to apply for, you can either click the blue “Apply Now” button on the property card OR click “View Details” to view more details on the property page and click “Apply Now” from the left sidebar.



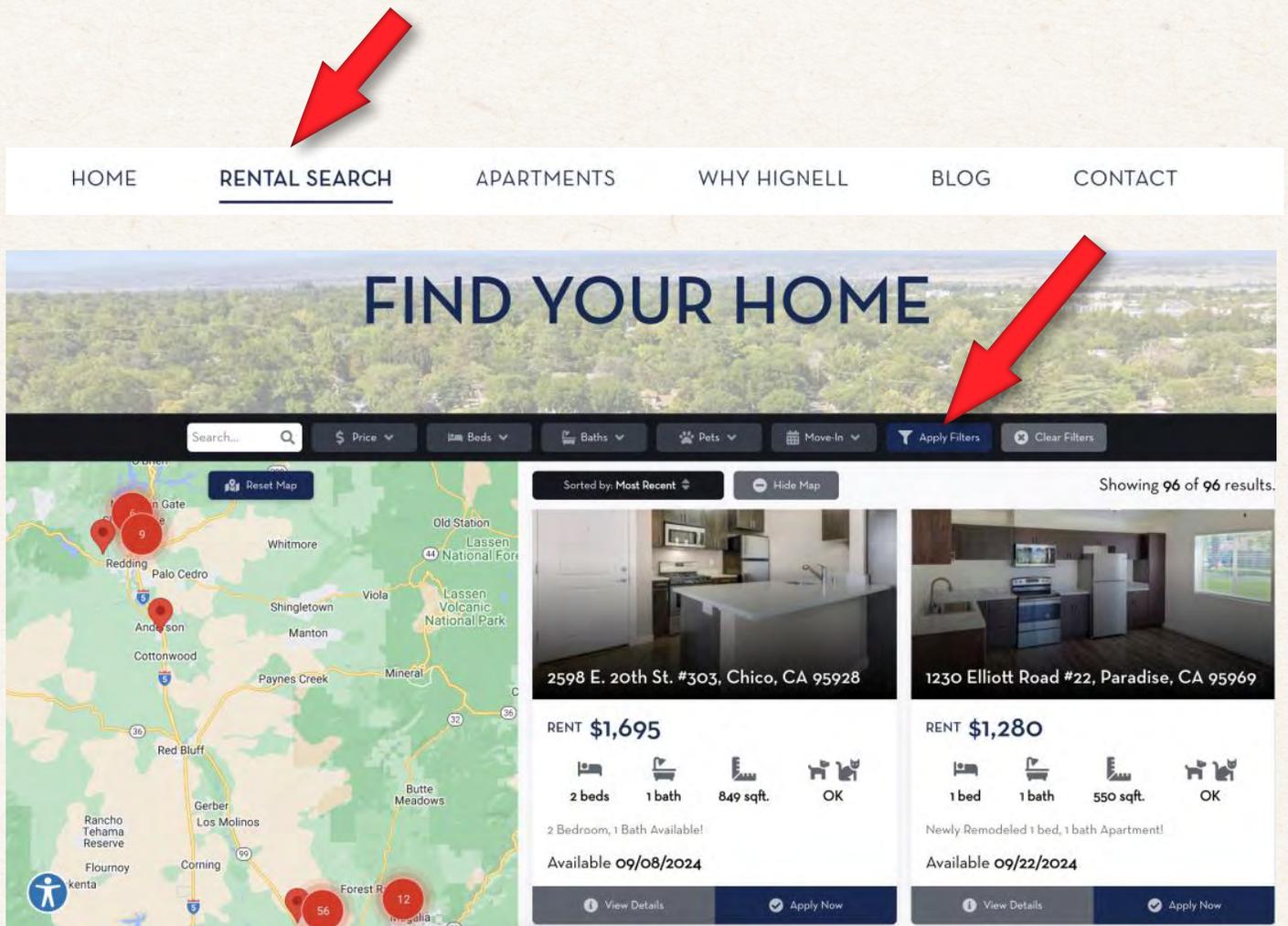
- OR -



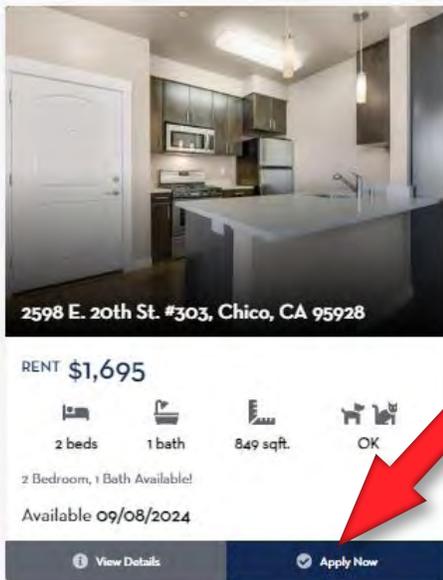
OR

If using the **RENTAL SEARCH** page;

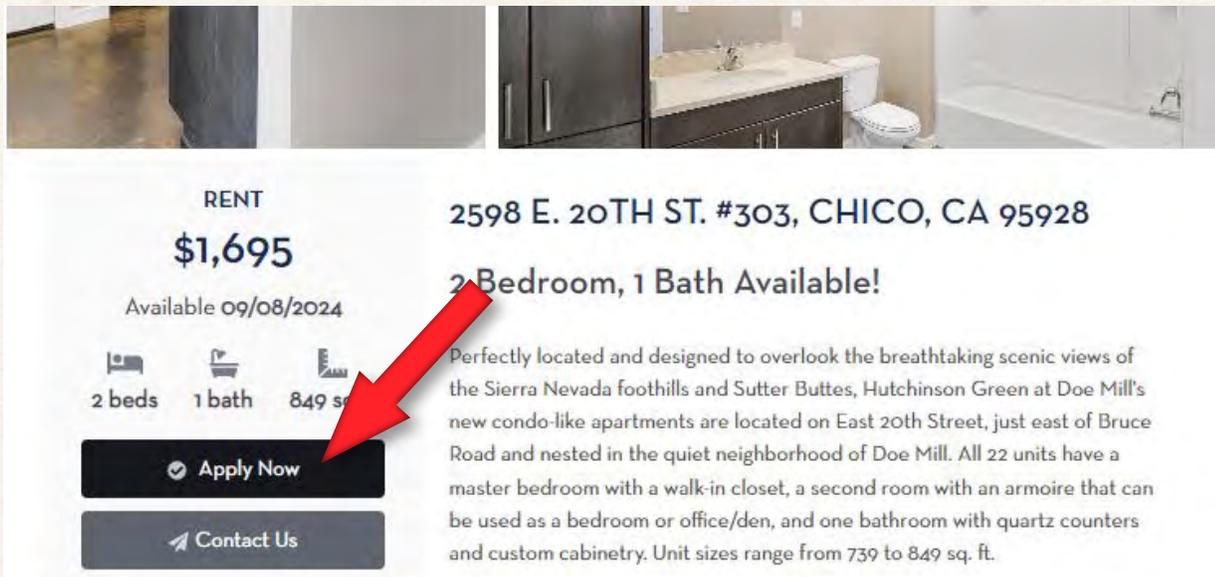
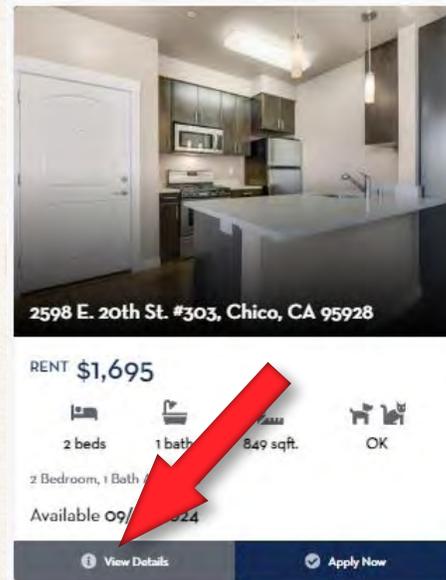
STEP 2: Click the “Rental Search” tab in the main navigation and browse our properties using the map feature and/or search filters. Choose your filters and hit the “Apply Filters” blue button to view your results.



STEP 3: Once you find the property or apartment unit you would like to apply for, you can either click the blue “Apply Now” button on the property card OR click “View Details” to view more details on the property page and click “Apply Now” from the left sidebar.



- OR -



OR

If using the APARTMENTS page

STEP 2: Looking for a specific apartment property? Click the “Apartments” tab on our home page to view all of our apartment properties. Click the image of the apartment property you wish to apply for.



1661 Forest Avenue Apartments
1661 Forest Avenue Chico, CA 95928



Almond Grove Mobile Home Park



Amanda Place Apartments
2060 Amanda Way Chico, CA 95928

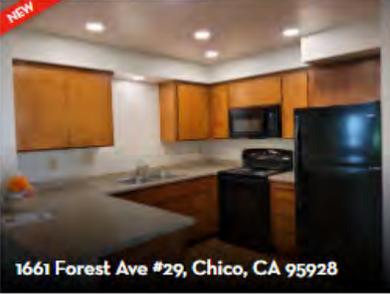
STEP 3: Once you select the property you want to apply for, scroll to the bottom of the page to the “Vacancies” section and click the “Apply Now” button on the specific unit you wish to apply for.

Vacancies

Search... Price Beds Baths Pets Move-In Apply Filters Clear Filters

Sorted by: Most Recent Show Map Showing 11 of 11 results.

NEW



1661 Forest Ave #29, Chico, CA 95928

RENT **\$1,425**

1 bed1 bath669 sqft.OK

UPDATED 1 bedroom!
Available 09/19/2024

View DetailsApply Now

NEW



1661 Forest Ave #23, Chico, CA 95928

RENT **\$1,625**

2 beds2 baths867 sqft.OK

UPDATED 2 Bedroom, 2 Bathroom!
Available 09/26/2024

View DetailsApply Now

NEW



1661 Forest Ave., #114, Chico, CA 95928

RENT **\$1,625**

2 beds2 baths867 sqft.OK

UPDATED 2 Bedroom, 2 Bathroom!
Available 09/18/2024

View DetailsApply Now

NEW



1661 Forest Ave., #70, Chico, CA 95928

RENT **\$1,525**

2 beds1 bath825 sqft.OK

UPDATED 2 Bedroom, 1 Bathroom!
Available 09/26/2024

View DetailsApply Now

NEW



1661 Forest Ave., #180, Chico, CA 95928

RENT **\$1,525**

2 beds1 bath825 sqft.OK

UPDATED 2 Bedroom, 1 Bathroom!
Available NOW

View DetailsApply Now

NEW



1661 Forest Ave., #77, Chico, CA 95928

RENT **\$1,425**

1 bed1 bath669 sqft.OK

1 Bedroom Apartment at 1661 Forest Avenue
Available 09/23/2024

View DetailsApply Now

START YOUR APPLICATION:

STEP 4: Before you begin, please read the application overview. Once you've done that, enter your desired move-in date, select whether you are applying as a tenant or as a co-signer/guarantor, and click "**Get Started**" at the bottom of the page.

Rental Application

The Hignell Companies
☎ (530) 241-3500 Ext. 513



Before you begin:

Please be prepared to pay the NON-REFUNDABLE application fee as outlined in the property listing. In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income.

To complete this rental application, you must be prepared to provide residential history as well as contact information for your rental references. You will also be asked to provide information on your monthly income, and please note that the combined gross income is at least three (3) times the monthly rent amount. Acceptable forms of proof of income are:

- Two months of most recent wage statements
- W-2 statement
- prepared tax statement
- checking/savings statement
- retirement and dividend statements, etc
- or financial-aid documentation

We may ask for a Guarantor &/or an additional security deposit when there is;

- insufficient income
- no rental history or credit history

A Guarantor must provide proof of income with their completed application and sign a "Personal Guarantee of Rent". Generally, a Guarantor must meet minimum income standards and be in good credit standing.

A minimum credit score will be required for all applications. The current minimum credit scores are as follows; Chico Division is 600 and Redding Division is 550. Please check with your leasing agent for more information.

Applicants must not have had a bankruptcy within the past three years.

Each resident over the age of 18 must submit a separate rental application.

Application fee: \$35.00

Before you begin

- › Your contact info
- › Where you've lived
- › Your housemates
- › Personal information
- › Your income
- › Questions
- › Attach documents
- › Pay application fee
- › Review and confirm



You are applying to rent:

735 Silverado Estates
Chico, CA 95973

Desired Move-in



I am applying as a **tenant**. (I will be living on the property.)

I am applying as a **co-signer/guarantor** for another applicant. (I will not be living on the property.)

[Get Started](#)

STEP 5: You will begin the application by filling out your contact information. Then click **“Continue”**. After you have finished filling in your information on each page click **“Continue”** to move to the next section. You will then finish filling in the rest of the application.

Rental Application
The Hignell Companies
☎ (530) 241-3500 Ext. 513

Your contact info
Please let us know how we can best reach you.

Legal First Name *

Last Name *

Middle Name *

I certify I have no middle name

Email Address *

Confirm Email Address *

Phone Number * **Type**

How did you hear about us?

✓ Before you begin
✎ **Your contact info**
› Where you've lived
› Your housemates
› Personal information
› Your income
› Questions
› Attach documents
› Pay application fee
› Review and confirm

Norton
Secured
powered by digipart

STEP 6: You will eventually be prompted to attach your documents. The required documents include your Photo ID and Proof of Income.

Attach documents

Please upload all required documentation including:

- Photo ID
- Proof of income (e.g. recent pay stubs, bank statements, or tax returns)

Photo ID

Drag Files Here
or
Choose Files to Upload

Proof of Income

Drag Files Here
or
Choose Files to Upload

Other

Drag Files Here
or
Choose Files to Upload

Continue

- ✓ Before you begin
- ✓ Your contact info
- ✓ Where you've lived
- ✓ Your housemates
- ✓ Personal information
- ✓ Your income
- ✓ Questions
- ✓ **Attach documents**
- Pay application fee
- Review and confirm



STEP 7: It is now time to pay the \$35 application fee*. You will enter your billing information along with credit card information. Click **“Save and Continue”**. If you are planning to apply for more than one rental, check **“Save this payment information...”** to pay the fees with the same card and save time on your next application.

*Note: Each rental vacancy requires a separate application and each application has a \$35 fee. For example, if you find two homes and one apartment you’d like to apply for you will need to complete a separate application for each rental. You will pay \$35 for each of the three applications for a total of \$105 in application fees.

The screenshot shows a payment information form with the following fields and options:

- State/Province *
- ZIP *
- Country * (United States)
- Credit Card Number *
- Expiration Date * (Month and Year dropdowns)
- Security Code *
- Save this payment information for future use with The Hignell Companies. (checkbox)
- By checking this box you agree to AppFolio's [Privacy Policy](#).
- Save and Continue button (highlighted with a red arrow)

Below the button, it states: "You will have an opportunity to confirm these details before submitting payment."

STEP 8: The last online step is to review and confirm your application. If everything is correct then submit your application.

STEP 9: You'll be notified by phone or email whether or not your application has been approved.

Note: We process applications on a first come, first serve basis. Only completed applications are accepted. To be considered complete, your application must include two months proof of income, two years of rental history, and a copy of your ID.



Once your application has been approved...

- You will be asked to sign a Holding Deposit Receipt and pay a holding deposit, equaling half of the total security deposit.
- You will receive an email invitation to activate your tenant portal as well as an email with your Holding Deposit Receipt.
- Once you activate your tenant portal the deposit payment can be made online via your tenant portal.

Once your holding deposit has been received, you'll either:

- Get a call from the Move-In Department with your next steps.
- OR
- Receive an email with a Welcome Letter and the Lease Agreement via your Tenant Portal and your resident manager will also reach out to schedule a move-in appointment.



Now you get to move into your beautiful rental and start calling it home. To help you with the process, download our Ultimate Moving Guide filled with tools to use when making your big move!

Free eBook



The Ultimate Moving Guide 



DOWNLOAD >>

Hignell Rentals is your home for Northern California rentals

At Hignell Rentals, we have many tools that will help you find the right home. We offer rental resources for living in the North State such as blog articles, helpful tips, and recommended things to do.

Whether you are searching for rentals, moving in, or you've made Hignell Rentals your home, we are here to help you have the best experience living in the North State.

At Hignell Rentals we have been maintaining and renting properties in the North State since 1970. We value relationships and caring communities, honoring and encouraging one another, unwavering integrity, uncommon generosity, and growth and innovation. We strive to provide our residents with a quality living environment across the North State in Redding, Red Bluff, Chico, Oroville and surrounding areas.

