Vista Del Capitan Property Management

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HOW TO RENT ONE OF OUR APARTMENTS

Now accepting applications

We will begin signing leases Monday, November 16th 2026

1. First, get your group together. Make sure everyone is in agreement and are committed and have seen the unit. Make sure you have discussed the details with your parents, and the roommates you've chosen are people you get along with. You will need a parent to guarantee the lease. Once you have paid your deposit and the lease is signed, it is a binding contract.
2. Each person in your group must fill out a rental application and the third party guarantee. **ONE APPLICATION AND ONE THIRD PARTY GUARANTEE PER PERSON.** Applications and 3rd party guarantee forms are available under the "Forms" tab on our website. Parents may also view the website, print the 3rd party guarantor form, sign and email directly to our office. (Make sure to note the applicant's name and prospective address if known). **Each application must be submitted with the completed and signed 3rd party guarantee and a copy of the guarantor's driver's license or they will not be processed. We will not process your applications until we receive a full set. We will not process INCOMPLETE applications or guarantor forms. All information requested must be completed.**
3. All the 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. When you sign the lease your 3rd party guarantee becomes binding and will be in full force. However, 3rd party guarantors DO NOT sign the LEASE, and therefore are NOT considered a tenant and/or lessee.
4. We require **SECURITY DEPOSIT at lease signing.** Security deposit is equal to 1x monthly installment. We use VENMO for these payments. We do not take credit/debit cards.
5. Timetable for applications, deposits, etc. are as follows:
   A. When your applications are approved an appointment will be made for your group to sign the lease. Usually within 48 hrs. **The full security deposit is due at the time you sign the lease, this will be via Venmo only.**
   B. First months rent is due on or before May 15, 2028. **Only one check will be accepted for monthly rent.**