

Pacific Place Apartment Homes Rental Criteria

Renter's Insurance

Applicant is required to maintain renter's insurance throughout the duration of the tenancy that includes:

- Coverage of at least **\$100,000** in personal liability (bodily injury and property damage) for each occurrence.
- The full address and apartment number must be listed as the location of resident insured.
- Pacific Place Apartment Homes is listed as a certificate holder (interested party).
- All leaseholders 18 years of age and older must be listed on the policy as insured.
- Applicant must provide proof of renter's insurance to the leasing office prior to or on move-in date; **otherwise move-in will not be permitted.**

_____(initial) It is required that your renter's insurance covers **Liability for Property Damage** to your premises (interior unit) for fire, smoke, explosion, and water damage. In the event that your renter's insurance does not cover the claim, you will be financially responsible for any and all expenses.

Occupancy Guidelines

1 BR: 3 occupants max; **2 BR:** 5 occupants max; **3 BR:** 7 occupants max

Income: The combined monthly income for all applicants must be greater than two and one half (2.5) times the monthly rent.

_____(initial) Applicant(s) must be in present position and provide 30 days' worth of most recent paystubs prior to move-in. Gross income on paystubs must match with gross income provided on Rental Application and meet the required income ratio above, or application will be denied for falsification of information.

_____(initial) If newly employed, a letter must be provided on company letterhead and signed by an officer of the company that states employment agreement, income, and date that employment will commence, which must be within 30 days of the lease start date. Gross income listed on letter must match with gross income provided on Rental Application and meet the required income ratio above, or application will be denied for falsification of information. For all sources of income other than employment, additional documentation will be required and must meet the required income ratio above, or application will be denied for falsification of information.

Credit History: Credit history is one of the most important elements to a qualifying applicant(s). An unsatisfactory credit history can disqualify an applicant(s) from renting an apartment at the community. An unsatisfactory credit history is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies (new credit must have been established with a clean record when reviewing bankruptcy). If an applicant(s) is rejected for poor credit history, the applicant(s) will be given the name, address, and telephone number of the credit-reporting agency that provided the credit information, as required by the FCRA. No credit information can be released from management. An applicant(s) rejected for unsatisfactory credit is encouraged to obtain a copy of their credit report from the credit-reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community.

Criminal History: A criminal background check will be conducted for each applicant(s). The criminal background is a search of a National criminal database. The application will be rejected for any of the following reported criminal acts:

Felony or Misdemeanor even if serving deferred adjudication or case pending for the following:

- Theft of Property (exclude by check) - 7 Years from completion of sentence
- Damage to Property - 7 Years from completion of sentence
- Drug Violation - 7 Years from completion of sentence
- Weapons - 7 Years from completion of sentence
- Violence - 7 Years from completion of sentence
- Crime/Injury to Persons - 7 Years from completion of sentence
- Sexual Offenses - 7 Years from completion of sentence

