

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.

<u>(initial)</u> Applicant(s) must be in present position and provide 30 days' worth of most recent paystubs prior to movein. 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



Rental History: An applicant must provide 2 years of rental history with no negative information within the past year. Reasons for denial may include a skip or eviction, balance owed to prior landlord, collections and/or breach of lease.

Pet Criteria:

- Pets are allowed on the premises <u>only</u> after an appointment with management to meet and photograph your animal. Your Pet will not be allowed on the premises if it belongs to or is mixed with any of the restricted breeds listed below.
- Puppies (pets under 1 year of age) will be permitted with an additional security deposit.
- Two (2) pet maximum per household (does not include birds and fish).

American Staffordshire Terriers	Bull Terrier Breeds	Rottweilers	Akitas
Chow Chows	Malamute Breeds	Husky Breeds	Pit Bulls
Bloodhound Breeds	Dogues de Bordeaux	Presa Canarios	American Bulldogs
Doberman Pinschers	German Shepherds	Rhodesian Ridgebacks	Wolf Breeds

You may be required to provide a statement from your veterinarian as to the breed of your animal. This list should not be interpreted as all inclusive. Approval of questionable breeds will be at the discretion of management. **Management reserves** the right to modify this list at any time without notice.

- A. Holding Deposit: (1/1)\$500.00 (2/2)\$600.00 (3/2)\$700.00 Which may or not be refundable in accordance with the rental application.
- B. Qualifying Deposit: An additional deposit may be required based upon results of application screening.

Should the approval require an additional qualifying deposit, we require this additional deposit to be paid 72 hours from the date of notification. Should the applicant cancel the application, we may keep the holding deposit as liquidated damages in accordance to the application, but the additional qualifying deposit paid will be refunded.

Application Fee: A \$40 non-refundable application fee is required for all applicants. Anyone occupying the apartment 18 years of age or older must be listed as a Leaseholder and is required to execute the Lease Agreement and meet all rental qualifications. Guarantors (community specific allowable) will also be required to pay a non-refundable application fee and must meet all rental qualifications.

Form of Payment: No cash accepted. Payment of application fees, non-refundable fees, deposits and any additional deposit required must be made with cashier's check or money order. For your convenience, payments can also be online via electronic check (ACH), Visa, Discover, American Express, or MasterCard; a convenience fee may apply—at www.pacificplace.mgproperties.com.

Applicants who pay monies owed for application deposits, administrative fees, application fees and/or holding deposits, understand and agree that all criteria must be met as stated herein. Should the application be declined for any reason, a refund will be issued for the holding deposit only. If deposit was paid by a credit card or e-check, a credit will be issued. All other forms of deposit payments will be refunded within 21 days of an application decline.

Applicant(s) hereby consents to allow MG Properties Group, through its designated agents and employees, to obtain a consumer report and criminal record information on each applicant and to obtain and verify each applicant's credit and employment information for the purpose of determining whether to lease an apartment to such applicant(s). Applicant(s) also agrees and understands that the owner and its' agents and employees may obtain additional consumer reports and criminal record reports on each applicant(s) and/or occupant(s) in the future to update or review our account. Upon applicant(s) and/or occupant(s) request, owner will tell applicant(s) and/or occupant(s) whether consumer reports or criminal record reports were requested and the names and addresses of any consumer reporting agency that provided such reports. By signing below, you acknowledge your receipt of this disclosure and you hereby consent to the above.

Applicant Signature	Date	Applicant Signature	Date
Applicant Signature	Date	Applicant Signature	Date
Management/Agent for Owner Signature	Date		