

Pacific Real Estate Management Group, Inc.
Need more information? 805-491-4656 or info@thePREMgroup.com

Before submitting an application, please review our list of criteria below. If you feel you meet the criteria please apply. If you have any questions or concerns, feel free to ask.

1. A completed and signed application form from all proposed occupants over the age of 18 must be submitted even if adults do not work or they will not be contributing to the payment of rent (stay-at-home parent; temporarily unemployed; child over the age of 18 still living at home, etc.) **ALL LINES OF THE APPLICATION MUST BE FILLED IN; IF A LINE ITEM DOES NOT APPLY THE APPLICANT SHOULD WRITE N/A, OR, IF A NUMBER FIELD, "0"**. Incorrect information may or misinformation will disqualify you as a prospective renter.
2. A **\$35.00** screening fee for the purpose of running credit, criminal, and eviction reports is required with each application processed by Pacific Real Estate Management Group, Inc.
3. During processing of the application we will request, via email, a **SCANNED COLOR COPY** of your **Driver's License** or **State Photo I.D.**, and your **Social Security card**. (Note: Military cards are not accepted.)
4. You must have a credit report that demonstrates a willingness to pay financial obligations in a timely fashion. Some property owner's may be open to accepting an applicant with less-than-stellar-credit, however a higher security deposit, not to exceed two (2) month's rent, may be requested.
5. You must have no records of eviction.
6. We require favorable responses from references and previous landlords.
7. **Employment History and Sufficient Income:** We require monthly income of 2.5 times the amount of your monthly rent per applicant. Income must be verifiable through pay stubs, employer contact, or tax records. All other income, including self employment must be verified through tax records.
8. **Rental History** must be verifiable from unbiased sources. If you're related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords, your application may be declined, or we may require a qualified co-signer on your rental agreement. Qualified co-signers must meet all screening criteria plus make three times the amount of rent.
9. You will be denied if you have a conviction for any type crime that would be considered a threat to real property or the ability of other residents to peacefully enjoy the premises.
10. An up-front payment of approximately 1 ½ to 2 month's rent as a security deposit is required by cashier's check or money order when signing a rental contract.
11. Applicants should have a history of living together.
12. We will accept the first qualified applicant.
13. **Please note that all of our properties are smoke-free.** If you rent a house you must smoke outdoors. If you rent in a condo or apartment there is no-smoking on the property.
14. Do you operate a home-based business? Traffic to the property/business may disqualify your application.
15. Tenant's are responsible for all utilities (electric, gas, water, trash) and services (phone, TV, etc) unless indicated otherwise in lease.