



Phone/949.748.5458
www.prestige-pm.com

QUALIFICATION CRITERIA FOR RENTING

Prior to filling out an application, please review our list of criteria below. If you feel you meet the criteria, please apply as we would be happy to rent to you! If you have any questions or concerns, feel free to ask.

1. **ALL** lines on application **MUST BE FILLED IN** from all proposed adult occupants over the age of 18. Any incorrect or misinformation may disqualify you as a prospective tenant.
2. A **\$35** screening fee through online application for the purpose of running a credit, eviction, and criminal records report is required with each application.
3. We require a photo I.D. – Driver's license
4. You must have a credit report that demonstrates a willingness to pay financial obligations in a timely fashion.
5. You must have no record of an eviction.
6. We require favorable responses from references and previous landlords.
7. Employment History & Sufficient Income: **We require a monthly income of 2.5 x the amount of your monthly rent.** Income must be verifiable through pay stubs, employer contact, or tax records. All other income, including self-employment must be verified through tax records. If there is a fee for employment verification, you may be required to pay this fee before we proceed with the application process or your application will be considered incomplete.
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 denied.
9. You will be denied if you have a conviction for any type of 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 the security deposit (1 month's rent or greater) is required once approved by cashier's check or money order. The property will remain available until the security deposit is received.
11. **ALL of our properties are smoke-free.**

APPLICATION REQUIREMENTS - We need to know:

1. How many people?
2. Do you have an eviction?
3. Do you have pets?
4. How is your credit?
5. Is your gross income 2.5 x the rent?
6. Current and good employment verification
7. Proof of income is required

REQUIRED TO SUBMIT:

- Email addresses for anyone over the age of 18
- Once link to online application is received by prospective tenant, please:
 1. Attach a clear copy of your driver's license
 2. Two month's bank statements
 3. Proof of income (Paystubs, W-2's or K1)

PLEASE NOTE: Processing does not start until fee is received and may be delayed if your application is incomplete.