

General Application Information & Criteria

Please read required criteria below • Incomplete applications will not be processed

Anyone over the age of 18 will be named on the lease.

Each Application must **include Proof of Income**, examples:

- Two most recent pay stubs and/or three bank statements showing deposits from employer.
- New Hire? Provide recent offer letter with proposed salary and HR contact information.
- Self Employed? Provide copies of last two years Federal tax returns, and a profit and loss statement.
- Not working? Provide retirement benefits, SSI, unemployment or disability benefits, savings, etc.
- Housing Assistance Programs? Include contact information and valid vouchers with application.

Total verifiable monthly income combined for all adult household members must equal at least 3 times the monthly rent.

- Co-signers or guarantors not accepted.

Employment history and rental references will be verified.

Credit history, eviction and criminal data reports are processed through a third-party screening service.

All Properties are **NON-SMOKING**. Smoking anywhere on premises is a violation of the lease.

Assistant or Service Animal - include CA registration paperwork with application.

The number of people who may reside in a residence is restricted to two persons per bedroom.

No Short Term or Seasonal Rentals.

Please make any requests, negotiations, or questions in writing for the landlord to review with application

In determining these restrictions, we adhere to all applicable fair-housing laws.

Application Checklist:

- Rental Applications completed and signed by any resident over the age of 18.
- Income Verification substantiating your stated gross income.
- Other documents (service animals, assistant vouchers, rental reference letters, etc.)
- If more than one resident, all applications and paperwork should be submitted as ONE PACKAGE
- Application fee payable at office – CASH OR CHECK, no electronic payments

If any information is omitted, application will be incomplete and will not be processed

Inland Pacific Management, Inc. provides equal access to housing for all. Inland Pacific fully complies with the Federal, State and Local laws prohibiting discrimination against persons if based on that person's belonging to, association with, or perceived membership in certain protected classes or categories, or any arbitrary characteristic. In rental application screening we attempt to verify your credit worthiness, as well as verification other information you provide on your application.

INLAND PACIFIC MANAGEMENT, INC

1713 Artesia Blvd. #D, Manhattan Beach CA 90266
Ph: (310) 376-9824 Fax: (310) 374-5139 Email: info@ipm2.com

ADDRESS APPLYING FOR: _____ PREFERRED LEASE START DATE: _____

PERSONAL INFORMATION

FIRST NAME _____ MI _____ LAST NAME _____

SOCIAL SECURITY #* _____ DATE OF BIRTH* _____ DRIVER'S LICENSE #* _____

*For purpose of obtaining credit reports only

PHONE NUMBER _____ ALTERNATE PHONE _____ EMAIL _____

HOW MANY PEOPLE WILL BE LIVING HERE? _____

NAMES & AGES OF OTHER OCCUPANTS AND/OR CHILDREN _____

RENTAL HISTORY do not list PO Box

CURRENT ADDRESS (w/city, state, ZIP) _____

MOVE IN DATE _____ LANDLORD'S NAME & PHONE # _____

MONTHLY RENT _____ REASON FOR MOVING _____

PREVIOUS ADDRESS (w/city, state, ZIP) _____

MOVE IN DATE _____ MOVE OUT DATE _____ LANDLORD'S NAME & PHONE # _____

MONTHLY RENT _____ REASON FOR MOVING _____

EMPLOYMENT & INCOME INFORMATION

CURRENT EMPLOYER & POSITION _____ GROSS MONTHLY WAGES _____

MANAGER/SUPERVISOR NAME & PHONE # _____ HIRE DATE _____

PREVIOUS EMPLOYER & POSITION _____ GROSS MONTHLY WAGES _____

MANAGER/SUPERVISOR NAME & PHONE # _____ HIRE DATE _____

OTHER SOURCE(S) OF INCOME _____

QUESTIONNAIRE

Do you have a pet/service animal? Y/N _____ Type, breed and weight _____

Have you ever broken a lease? _____ If yes, explain why & when: _____

Have you ever filed for bankruptcy? _____ If yes, explain why & when: _____

Have you ever been evicted? _____ If yes, explain & include when? _____

Have you ever been convicted of a felony? _____ If yes, explain & include when? _____

By signing below, I present this application and all the information included as truthful and accurate. I authorize Landlord or his Agent to verify the above information, including but not limited to obtaining a credit report, criminal report and/or other reports they feel necessary. I give permission to previous landlords/management companies to release my rental history. I have read, understand, and agree to Inland Pacific Management's rental screening criteria.

Applicant Signature: _____ Date: _____