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Meridian Management Group

**Thank you for your interest in our apartment.**

*Before you apply for the apartment, we would appreciate it if you would acknowledge the following important information.*

There is a **\$25.00 charge per person for verification of the application**, payable by money order, cashier's check or personal check (no cash) made payable to **1595 Pacific Avenue Limited Partnership**. This is non-refundable and is comprised of a fee for a credit report with the balance being a fee for time spent verifying the information on the application. We will run credit reports and perform verification for each named applicant. You authorize Meridian Management Group to contact your employers, banks, personal references and your present and previous landlords. If we note anything negative we may reject your application.

The **security deposit** for the initial lease up shall be \$ 800 for Studio and 1 bedroom apartments, \$ 1,000 for two bedroom apartments and the equivalent of one months rent for the Penthouses. The security deposit and first months rent are due upon lease signing made payable to **1595 Pacific Avenue Limited Partnership**. It is our goal to have the lease signed and all monies received within 3 days of acceptance of the application.

In order to qualify you must have good credit (FICO score of 680 or better), receive acceptable references and have two and one half (2 ½) times the monthly rent in gross income. In the event you have long term or high debt, no references or are unemployed you may be required to pay a security deposit of one and one half (1 ½) times the monthly rent, proof of savings equivalent to eighteen (18) times the monthly rent and/or have a qualified guarantor.

Our standard **lease term** is one year, however, shorter terms may be available for additional rent. This is up to the discretion of the property owner.

The application may take a couple business days to process, as this depends on response from others, such as the credit reporting agency, previous landlords, banks and employers.

If the application is accepted, the lease is to be executed at the agent's office ***within forty eight (48) hours*** after the applicant is notified of such acceptance by leasing agent. If the application is submitted with a Reservation and Refundable Holding Deposit it will be held by the resident manager on a "first come first served" basis.

If Owner is unable to deliver possession of the Premises at the commencement of the term, Owner shall not be liable for any damage caused thereby. Additionally, applicant shall not be liable for any rent until possession is delivered.

Meridian Management Group reserves the right to amend the above policies.

Meridian Management Group is committed to the achievement of **equal housing opportunities** at the County, State and Federal level with no barriers to obtaining housing for any reason, including race, color, religion, sex, handicap, familial status or national origin.

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**Applicant has read this document and hereby acknowledges receipt of same.**



Meridian Management Group

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## **EXPEDITE YOUR APPLICATION**

**If you are employed, you may submit the following for income verification:**

- Your two most recent paycheck stubs.
- A signed copy of your employment contract.
- Your W-2 forms for the past two years.

**If you are self employed, please submit:**

- Your federal income tax statements for the past two years (please countersign in blue ink), and
- Signed year-to-date income/expense or profit/loss statement and a current balance sheet.

**If you are including income from other sources other than employment, please submit:**

- Two recent statements (or check stubs) showing the income for six or more months.
- Your 1099's from the past two years.
- Your federal income tax statements from the past two years showing the income.

**If you do not meet our financial and credit criteria, you may be required to provide a guarantor in order to qualify for the apartment. The guarantor will need to provide the following:**

- A signed application with the \$25.00 credit check fee per individual guarantor.
- The guarantor must have excellent credit.
- The guarantor's debts, including the rental, shall be no more than 1/3 of his/her income.
- The guarantor needs to show proof of personal income (copy of signed tax returns, W-2s, or two of the most recent paycheck stubs).
- The guarantor must reside in the United States of America.



Property \_\_\_\_\_; Unit # \_\_\_\_\_; Rent Amount: \$ \_\_\_\_\_

Victorian Management Group

APPLICATION TO RENT

PERSONAL INFORMATION - PLEASE PRINT

APPLICANT #1
NAME (last, first, middle)

OTHER NAME(S) USED:
ADDITIONAL OCCUPANT(S) (names and ages):

SOCIAL SECURITY NUMBER:
BIRTH DATE: (month/day/year)
DRIVER'S LIC. # / STATE:
VEHICLE (make, model, year, license #)

RESIDENCE INFORMATION - PLEASE PRINT

APPLICANT #1
PRESENT ADDRESS: [Street]
[City, State, Zip Code]
PHONE #: ( )
OWN OR RENT? MONTHLY PAYMENT: \$
NAME OF PROPERTY:
NAME OF LANDLORD / MANAGER:
PHONE #: ( ) MOVE-IN DATE:
REASON FOR LEAVING:
PREVIOUS ADDRESS: [Street]
[City, State, Zip Code]
OWN OR RENT? MONTHLY PAYMENT: \$
NAME OF PROPERTY:
NAME OF LANDLORD/MANAGER:
PHONE #: ( ) HOW LONG?
REASON FOR LEAVING:

EMPLOYMENT INFORMATION - PLEASE PRINT

APPLICANT #1
EMPLOYER: POSITION:
START DATE:
BASE SALARY + COMMISSION + TIPS:
PLEASE CIRCLE: PART TIME or FULL TIME // TEMPORARY or PERMANENT
SUPERVISOR: PHONE #: ( )
ADDITIONAL INCOME: (source, amount, and frequency)
TOTAL MONTHLY INCOME: \$

CREDIT / FINANCIAL INFORMATION - PLEASE PRINT

DO YOU HAVE ANY CREDIT?
HAVE YOU EVER FILED FOR BANKRUPTCY?
HAVE EVICTION PROCEEDINGS EVER BEEN FILED AGAINST YOU OR HAVE YOU BEEN ASKED TO LEAVE?
BANK INFORMATION:

Table with 3 columns: Name, Account #, Balance. Includes row for TOTAL MONTHLY DEBT PAYMENT (Exclude Rent): \$

CERTIFICATION OF ACCURACY / SIGNATURES

The landlords or property managers stated above are hereby authorized to communicate with the prospective landlord or property manager and credit report agency for the purposes of discussing any and all of the facts and circumstances of the applicant's current or former tenancy. There are no limitations or restrictions regarding what may be discussed or revealed to the prospective landlord or property manager and credit report agency. The applicant also gives permission for the prospective landlord or property manager or subsequent landlord to obtain copies of the applicant's entire tenancy file from the prospective landlord or property manager set forth above and credit report agency. The applicant hereby holds the above-named parties and credit report agency free and harmless of any liability for providing written or verbal information and/or discussing the quality of the applicant's tenancy with the prospective land or property manager and credit report agency. The applicant represents that statements made above are true and correct and hereby authorizes verification of references, statements, and employment history made herein including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references on request.

APPLICANT #1 DATE

PERSONAL INFORMATION - PLEASE PRINT

APPLICANT #2
NAME (last, first, middle)

OTHER NAME(S) USED:
ADDITIONAL OCCUPANT(S) (names and ages):

SOCIAL SECURITY NUMBER:
BIRTH DATE: (month/day/year)
DRIVER'S LIC. # / STATE:
VEHICLE (make, model, year, license #)

RESIDENCE INFORMATION - PLEASE PRINT

APPLICANT #2
PRESENT ADDRESS: [Street]
[City, State, Zip Code]
PHONE #: ( )
OWN OR RENT? MONTHLY PAYMENT: \$
NAME OF PROPERTY:
NAME OF LANDLORD / MANAGER:
PHONE #: ( ) MOVE-IN DATE:
REASON FOR LEAVING:
PREVIOUS ADDRESS: [Street]
[City, State, Zip Code]
OWN OR RENT? MONTHLY PAYMENT: \$
NAME OF PROPERTY:
NAME OF LANDLORD/MANAGER:
PHONE #: ( ) HOW LONG?
REASON FOR LEAVING:

EMPLOYMENT INFORMATION - PLEASE PRINT

APPLICANT #2
EMPLOYER: POSITION:
START DATE:
BASE SALARY + COMMISSION + TIPS:
PLEASE CIRCLE: PART TIME or FULL TIME // TEMPORARY or PERMANENT
SUPERVISOR: PHONE #: ( )
ADDITIONAL INCOME: (source, amount, and frequency)
TOTAL MONTHLY INCOME: \$

CREDIT / FINANCIAL INFORMATION - PLEASE PRINT

DO YOU HAVE ANY CREDIT?
HAVE YOU EVER FILED FOR BANKRUPTCY?
HAVE EVICTION PROCEEDINGS EVER BEEN FILED AGAINST YOU OR HAVE YOU BEEN ASKED TO LEAVE?
BANK INFORMATION:

Table with 3 columns: Name, Account #, Balance. Includes row for TOTAL MONTHLY DEBT PAYMENT (Exclude Rent): \$

APPLICANT #2 DATE