



Rental Criteria

Sunrise Management does not discriminate against any person based on race, color, religion, sex, national origin, familial status, disability, marital status, sexual orientation, ancestry or source of income. The Rental Criteria listed below explains the policies of this community with regard to standards that must be met by each applicant in order to be approved for residency.

Rental Requirements

- Positive contractual rental history from third party references.
- 5 years of eviction-free rental history is required.
- Three (3) or more NSF checks, or three (3) or more Three Day Notices to Pay or Quit during the past year of residency will result in denial of your application.
- Rental history reflecting any past due rent or damages to the unit will result in denial, unless the debt is settled and proof of settlement is received.

Maximum Occupancy Standards

- Occupancy is based on the number of bedrooms in a unit. A bedroom is defined as a space within the premises that is used primarily for sleeping, with at least one window and a closet space for clothing.
- Maximum number of occupants are:

• Efficiency/Studio	Two persons
• One bedroom/one bath	Three persons
• One bedroom/one bath/den	Four persons
• Two bedroom/one bath	Five persons
• Two bedroom/two bath	Five persons
• Three bedroom/two bath	Seven persons

Application Process

- Complete an application for each prospective resident, 18 years of age or older. Emancipated minors must show written legal proof of emancipation.
- Pay a non-refundable application processing fee for each adult applicant and a holding deposit for the desired apartment home. The California maximum application fee is \$49.12 per applicant.
- Upon application approval, you must sign a rental agreement in which you agree to abide by all the rules and regulations, pay your security deposit and initial amounts due with certified funds prior to move-in.
- (if checked) A criminal background check will be processed for each adult applicant.

Identity Verification

All applicants (and financial guarantors when applicable) are required to show a driver's license or government-issued photo identification.

Income Requirements

- Your monthly combined household income must be at least ____ times the stated monthly rent.
- The past one (1) month's paycheck stubs, or bank statements, will be required to verify your income. A copy of your previous year's tax return or W-2 form will also be accepted.
- Acceptable, verifiable income will be required for applicants who are unemployed.
Verifiable income may mean, but is not limited to, current employment, bank accounts, court-ordered child or spousal support, trust accounts, social security payments, unemployment benefits, Section 8 of AFDC, pensions, disability payments, GI benefits, trust funds, grants, assets producing dividends, or other legal sources of income received on a regular basis.
- Self-employed applicants are required to show proof of income through copies of the previous year's tax returns, or the current year's quarterly estimated tax payments. Self-employed applicants will be verified through State public records. A recorded business name or corporate filing will be sufficient to meet the employment requirements.
- You will be denied if your source of income cannot be verified.

The verification of rent-to-income is based upon the market rent of the apartment (without concessions) plus additional monthly responsibilities, i.e. pet rent, short-term fees.

Credit History

LeasingDesk, our third-party verification service, will verify credit history. The applicant will receive a score based on statistical data such as: payment history, number and type of accounts, outstanding debt, age of accounts, FICO, debt, and rent-to-income ratios. Based on the score, the application will be accepted, denied or accepted with conditions.

Below is an explanation of the credit requirements for each category of acceptance.

- **Accepted.** The applicant will be accepted with the standard deposits and fees.
- **Accepted with Conditions.** The following are examples of the possible conditions that may be required in order to grant residency:
 - Applicant may pay an additional deposit
 - Applicant may secure a financial guarantor, if the community currently accepts financial guarantor applications. A financial guarantor must complete an application, meet all of the Rental Qualifying Criteria and sign the Financial Guarantor Agreement. The financial guarantor will be held liable in case of any default by the applicant/resident.
 - Rent may be requested to be paid in the form of cashier's check or money order
- **Denied:** Application will not be accepted. Applicant will be provided with contact information for the consumer reporting agencies who provided consumer information.

Denials based upon a credit freeze or fraud alert:

If an application comes back denied or unable to process based upon an applicant's request for a credit freeze or fraud alert, we will need to verify the applicant's identity by matching the government issued ID to a second form of identification. The applicant will need to confirm they have lifted the freeze or otherwise authorized this credit verification by signing an additional form authorizing management to rerun the credit report.

Applicants with no credit history must provide:

- A. Proof of income equal to 3 times the monthly rent and an additional deposit equal to one month's rent;
- B. **Or**, a financial guarantor. If the community accepts a financial guarantor, they must complete an application, meet all Rental Qualifying Criteria, and sign the Financial Guarantor Agreement. The financial guarantor will be held liable in case of any default by the applicant/resident.

Bankruptcy:

Bankruptcies are not an automatic denial. Bankruptcies may result in an Accept with Conditions, however, the following conditions must be met:

- A. The bankruptcy must be at least **two** years old from the date of dismissal OR
- B. The bankruptcy must have been discharged and proof must be received as such.

Application Costs

- Application Fee \$ 37.40 per applicant
- Holding Deposit \$ 400.00

The maximum total deposit requirement is 2 months' rent.

Automatic Denial

Applicants will automatically be denied residency if:

- Convicted of a felony for the manufacturing and/or distribution of an illegal controlled substance.
- There is falsification of any information entered on application forms.
- Unlawful detainer judgments within the last 5 years.

Renter's Insurance

This community does does not require that you purchase and provide proof of renter's insurance prior to move-in. Upon approval of your application, you will be given the option to either:

- A. Sign up for insurance with our preferred provider that will cover all of the residents that will live in the apartment and then pay the premium monthly with your rent or,
- B. Provide evidence of 3rd party insurance for every resident that meets the following requirements:
 - Minimum liability coverage of \$100,000 per occurrence.
 - Through a carrier with an AM Best rating of A-VII or better.
 - That identifies San Diego Sunrise Management as an interested party and provides for notification in case of cancellation or non-renewal.

Pet Criteria and Deposits

Pets are are not allowed at this community (check one)

- Dogs must be licensed and breed restrictions apply. The following breeds are not accepted at this community:
 - Doberman Pinscher
 - Pit Bull (Staffordshire Terrier, Pit Terrier, Bull Terrier, Stafford Terrier)
 - Rottweiler
 - Chow Chow
 - Press Canario
 - German Shepherd
 - Wolf Dog (Akita, Alaskan Malamute, Siberian Huskey, Wolf Hybrid)
- A veterinarian certificate must be provided verifying the pet's breed and current vaccinations.
- A photograph must be provided for each pet.
- An additional deposit of \$500.00 per pet is due prior to move-in.
- Additional monthly rent will be charged of \$50.00 per pet.
- A maximum of two pets per apartment.

Important Note: Assistive animals are not pets and are not subject to the above criteria.

Please sign and return with completed application.

Signature

Date

Signature

Date

Signature

Date

Signature

Date

Signature

Date

RENTAL APPLICATION



Each adult (over 18) must complete a separate application.

1. PERSONAL INFORMATION (please include your full middle name)

FULL NAME: _____ DOB: _____

SSN: _____ - _____ - _____ Driver's License/Govt-Issued ID #: _____ State: _____

Phone: _____ Email: _____

Would you like to receive communication via email from the property? Yes or No

Have you ever been convicted of a felony? Yes or No

2. ADDITIONAL OCCUPANTS (list all, including minors)

NAME: _____ DOB: _____

NAME: _____ DOB: _____

NAME: _____ DOB: _____

3. RENTAL HISTORY (5 years)

A. CURRENT: Address: _____

Name of Apartment/Landlord: _____ Phone: _____

Move-in Date: _____ Move-out Date: _____ Reason for Leaving: _____

B. FORMER: Address: _____

Name of Apartment/Landlord: _____ Phone: _____

Move-in Date: _____ Move-out Date: _____ Reason for Leaving: _____

4. EMPLOYMENT INFORMATION (5 years)

A. CURRENT: Employer: _____ Occupation: _____

Supervisor: _____ Phone: _____

Monthly Income: \$ _____ How Long? _____

B. FORMER: Employer: _____ Occupation: _____

Supervisor: _____ Phone: _____

Monthly Income: \$ _____ How Long? _____

Other current income (please circle): Grants/Scholarships/Loans/Misc
Source: _____ Per month: _____

4. AUTO INFORMATION

Make: _____ Model: _____ Year: _____ Color: _____

License Plate #: _____ State: _____

5. IN CASE OF EMERGENCY, NOTIFY:

Name: _____ Phone: _____

Email: _____ Relationship: _____ Allowed Access?* Yes or No

**In the event of serious illness, death, or other circumstances that would make you unavailable, the emergency contact may remove your property from your unit or the common areas.*

Possession of the above-described premises will not be given to applicant until:

1. Application has been approved by landlord, and
2. Lease has been properly executed by all parties, and
3. First month's rent and total deposit have been paid in full

Rents are due and payable on or before the 1st day of each calendar month. This requirement is strictly enforced.

Caution: If you have placed a credit freeze or fraud alert on your credit report, your application may be delayed or temporarily denied unless you notify that agency in writing that you have authorized this credit check.

I have / have not placed a credit freeze/fraud alert on my credit and agree to notify that appropriate agency, if applicable, that this credit check is authorized by me and is a necessary part of the application process.

Authorization is hereby given to complete a credit check and for direct contact with references and/or employers. This application is not a Lease Agreement or contract and is subject to approval by Community Manager and Sunrise Management Company.

Signature of Applicant: _____ Date: _____

FOR OFFICE USE:

Property Name: _____ Unit #: _____ Received on _____ at _____ am/pm by _____