

Pacific Star Realty & Management Rental Eligibility Guidelines

- **No Past Evictions or UDs filed. No Court Action filed against you by any previous Landlord.**
- **If you were evicted & did not have a HUD Voucher, for non-payment of Rent over 10 years ago, & you now have a Section 8 Voucher, we may elect to accept your application if you have 2 good verifiable Landlord References since the Eviction. And you have no complaint letters in your file at the Housing Authority and you pass your annual inspections. Not all our Owners will accept Section 8**
- **Income must be 2.33(net)x the rent (or must have Section 8 Voucher in good standing if Owners are accepting vouchers). Not all our Owners will accept Section 8**
- **Proof of income must be submitted prior to application acceptance.**
- **Must provide verifiable proof of payment of last 3 months rent to Actual Property Owner or Mgmt Co. We do not accept Venmo or PayPal or the like.**
- **We require Bank Statements (the last 3 months) to substantiate rent payments and income.**
- **All Section 8 Voucher Holders must allow us to Check their Housing Authority File for Derogatory Annual Inspections, Housekeeping or Property Upkeep Letters and/or Reports. Any Reports of Tenant Damage and/or Failure to keep up the unit is reason to Deny Application.**
- **Credit Report must not show any Utility Co Collection Accts or Charge offs.**
- **Credit Report must not show any tax lien.**
- **Credit Report must not show any Civil Court Judgment from any past Landlord or court filing.**
- **Applications must list all persons planning to live in the unit. All persons 18 & over must submit an Application.**

- **If you have ever been Convicted of Drug Dealing or Manufacture (Distribution of a Controlled Substance or Manufacture of a Controlled Substance) or violent criminal activity (which injured persons or property) We Can Not Rent to You.**
- **We are a “No Dog” Property with Exception: Service Animals. Service Dog cannot be vicious type or exhibit aggression toward anyone on the property. No Exceptions.**

Our Occupancy Limitation Standards are:

Studio/0 Bedrm = max 2 people

1 Bedrm = max 3 people

2 Bedrm = max 5 people

3 Bedrm = max 7 people

4 Bedrm = max 9 people

5 Bedrm = max 11 people

6 Bedrm = max 13 people

- **Income must be From a Legal & Verifiable Source.**
- **Anyone rude, verbally abusive, disrespectful, yelling, cursing, to Manager, Leasing Agents, Other Residents or Staff at any time during the application process and rental agreement signing WILL NOT be RENTED TO UNDER ANY CIRCUMSTANCES. Further if anyone during the renting process is not treating the home with respect while visiting, those persons WILL NOT Be Rented to under any circumstances.**
- **Any signs of Intoxication of any substances at any time during the leasing process, we can deny your application.**
- **Any false information provided to manager or staff at any time during leasing process will end up as a denial of your application.**