

BACKUS PROPERTIES

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www.backuspm.com Lic. #01481140



22587 Black Mountain Rd, Salinas, CA 93908

Rent: \$3,000 payable by electronic transfer

Lease: one year minimum

Available: Now

Deposit: \$3,100.00

Non-refundable application fee: \$45 per adult

Size: Four bedrooms, three baths approx. 2,800 sq. ft.

Restrictions: Pet possible with references and additional deposit. A picture of the pet(s) must accompany application. Proof of neutering, shots and license to be provided prior to move in. No smoking allowed on the premises. **Addendums: Satellite addendum B, septic and wildlife. HOA rules. Proof of tenant insurance, with Backus Properties, listed as additional insured required prior to move in.**

Appliances: Oven, microwave, stovetop, dishwasher, garbage disposal, soft water system (owner will not maintain), and washer/dryer hook ups.

Description: Incredible valley view from this wonderful home. Home is in Indian Springs, a gated community. Tenant has access to tennis courts, pond, baseball greens, and storage area for additional fee. This is a two level home, with main living area on the upper floor. All flooring upstairs is wood patterned. Large living room that leads to a separate dining area. Family room has a woodstove. Kitchen is large with lots of storage and tile counters. Master bedroom is very large and has two closets, including one walk-in. Master bath has large shower. Two other bedrooms and a full bath are on the upper level. Lower level has a full bath and fourth bedroom best used as an office or den but no closet. Double garage has two openers and lots of storage. The house over looks a large canyon with lots of wildlife. Easy care landscaping.

Tenant paid utilities: Electricity, water, garbage and phone.

Owner paid utility: HOA

Directions: Cross Street is River Road, about 10 minutes from Salinas and 20 minutes from Monterey

Backus Properties

Application Procedures and Qualification Criteria

Process to rent this house:

1. View inside of property
2. Submit application, completely filled out with confirming documentation. With application, submit non-refundable fee (\$40 per adult, PayPal (paypal@backuspm.com), money order or cashier's check only, payable to Backus Properties). Applications from all co-tenants must be received before processing will be received. Incomplete applications will not be accepted.
3. Acceptance or denial to be within three days of processing application. If unable to confirm information with three days, application may be denied

Requirements

1. **An application to be filled out completely** and signed by every occupant age 18 and older.
2. **Each applicant must have seen the property** and reviewed pertinent information.
3. **All applicants to have a credit score over 600.** If more than one person is applying, an applicant with a credit score under 600 may be allowed to be an "allowed occupant" but that person's income will not be counted towards required income amount.
4. **Total verifiable net income** (after taxes) to be twice the amount of the monthly rent. Verification may be through last two pay stubs, bank statements, tax returns, or similar documents. This information must be provided by applicant.
5. **Verification of current employment** for a minimum of six months. Verification can be through pay stubs, letter on company letterhead (to be verified by phone call), or similar information. Job history less than six months may be acceptable with an additional deposit. This information must be provided by applicant.
6. **Favorable verification of two years rental history.**
7. **Total occupants:** Backus Properties adheres to the HUD guidelines of two persons per bedroom plus one. As an example, using those guidelines, a three bedroom house would be appropriate for seven persons.
8. **Total number of vehicles** to be appropriate for property.
9. **Security deposit** and signing of lease by all co-tenants to be paid within 48 hours of acceptance of application. Deposit to be paid (money or cashier's check, payable to Backus Properties) and lease signed within two business days of acceptance, including watching of video. Photo ID to be presented at that time to verify information. If accepted application includes animals, copies of current shots, neutering and licensing to be presented.
10. **Lease (payment of rent)** to begin with 14 days of the approval of the application. Proof of utility transfer and insurance to be presented.

Backus Properties does not discriminate on the basis of race, color, religion, sex/gender, national origin, familial status, ancestry, sexual orientation, age, disability, or any other basis protected by federal, state or local laws