

BACKUS PROPERTIES

A California Corporation

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www.backuspm.com

Lic. #01481140



410 Central Ave #7 Pacific Grove 93950

Rent: \$1,200.00 (Payable by electronic transfer only)

Lease: One year minimum

Available: Now

Deposit: \$1,800.00 due at lease signing

Non-Refundable Application fee: \$45 per adult

HUD: No

Size: Studio, one bath, approx. 250 sq. ft.

Restrictions: No pets. Satellite Addendum B. House rules. **Proof of Tenant Insurance, with Backus Properties listed as additional insured, is required prior to move in.**

Appliances: stove, refrigerator

Description: Upper level, big view into trees, lots of windows, newer kitchen, bath with stall shower, wall heater. Common area on main floor. Also common back patio area for peaceful reading under the giant magnolia tree.

Tenant paid utilities: electricity & gas

Owner paid utility: sewer, water

Directions: Central Ave is off Lighthouse.

PM: SB

Backus Properties is an equal opportunity provider of housing. It does not discriminate on the basis of race, color, ancestry/national origin, religion, sex, pregnancy, gender identification or expression, mental and/or physical disability, familial or marital status, age, military or veteran status, and genetic information, or any other basis protected by federal, state or local laws.



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 (\$45 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 initiated. Incomplete applications will not be accepted. Co-signers not accepted.
3. Acceptance or denial to be within three days of receipt of all required information on application. If unable to confirm information within 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 considered 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. Applicants with a HUD voucher may have different requirements.
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. Copies of this information must be provided by applicant.
6. **Certain felonies** may result in denial of application. An **eviction** on a credit report will result in denial of the application.
7. **Favorable verification of two years rental history** with non-family member, person or company.
8. **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.
9. **Total number of vehicles** to be appropriate for property.
10. **If Property Information Sheet indicates a pet is possible**, it is important to include a picture of any dog with your application. Certain dogs are not allowed by insurance companies. We will refund your application fee if picture of the dog indicates it is not allowed.
11. **If the Property Information Sheet indicates no smoking on the property**, the application will be declined if the applicant smokes or uses vaping device. If "No" is checked under smoking and later there is found to be cigarettes or vaping or smoke odor on the property, the lease may be voided and the lessee be responsible for the "early termination of lease" costs.
12. **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 order 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.
13. **Lease (payment of rent)** to begin with 14 days of the approval of the application. Proof of utility transfer and insurance to be presented.



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