



TORREY PINES PROPERTY MANAGEMENT, INC.

Rental Application Guidelines

Thank you for your interest in renting at a property managed by Torrey Pines Property Management, Inc. (TPPM). The following guidelines were written to let you know what information we need to process your application as quickly as possible, and to let you know about our basic rental standards.

1. The rental application, all pages, **MUST BE FILLED OUT IN ITS ENTIRETY**. Blanks will halt processing of your application. If an item on the form is not applicable, please respond N/A (not applicable).
2. Each adult person must complete a separate application. Co-Signers (guarantors) must complete an application and reside in the state of California.
3. A valid driver's license, state ID or passport is required along with a verifiable social security number.
4. On page 2 of the application we request **DATE, SIGNATURE and ADDRESS** of the property for which you are applying. We cannot process your application without these three items.
5. We must be able to verify your employment, income and previous rental history. Please make sure the telephone numbers you provide are accurate and include area codes. A current pay stub with year to date information is the best for income verification. Should you be self-employed, an independent contractor or hold company ownership, a copy of your most recent tax return and current bank statements will be required.
6. We require combined applicants current gross income to be approximately two and one half (2.5) times the total monthly rent.
7. We require combined applicants to have good credit and reference history. Your credit history will be verified by a credit reporting agency. **AN APPLICATION FEE OF \$30 MUST BE PROVIDED WITH EACH APPLICATION.** Make your check payable to Torrey Pines Property Management, Inc. or TPPM. Cash will not be accepted. The application fee includes \$21.50 for a credit report, plus \$8.50 for processing references.
8. Upon approval of your application, first month's rent (pro-rated for a full month) and a security deposit must be paid in full with a **CASHIERS CHECK OR MONEY ORDER (ONLY)**. Personal checks are accepted with the second month's rent.
9. Our occupancy standard is one occupant per bedroom plus one, i.e. 2 occupants for a one bedroom and 3 for a two bedroom.

Torrey Pines Property Management, Inc. is an Equal Housing Opportunity supporter, committed to providing excellent service to all in an efficient and friendly manner. Should you have any questions, please ask.



7858 Ivanhoe Ave • La Jolla, CA 92037 • Mail P.O. Box 2306 • La Jolla, CA 92038
(858) 454-4200 • Fax (858) 454-1384 • www.torreypinespm.com

PROPERTY MANAGEMENT AND REAL ESTATE SERVICES

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