

General Rental Criteria for Park Place Garden Apartments

1. The rental application must be filled out COMPLETELY. If an item on the form is not applicable, please respond N/A (not applicable). Email simon@oceanbreeze.rentals for application link.
2. Each adult must complete a SEPARATE application.
3. A valid driver's license, state ID or passport is required along with a verifiable social security number.
4. The application must be signed and dated.
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.
6. We require combined applicant's' current gross income to be approximately two and one half (2.5) times the total monthly rent for a debt: income ratio of 50-55%.
7. We require combined applicants to have a good credit score above 660 and reference history. Your credit history will be verified by a credit reporting agency. An application fee of up to \$35 must be provided for each applicant.
8. **Upon approval of your application**, the security deposit/ holding deposit and first month's rent must be paid in full in the form of a CASHIER'S CHECK OR MONEY ORDER (ONLY). Personal checks are accepted beginning with the second month's rent.
9. **Number of occupants Policy**: A one bedroom – no more than two persons; Two bedroom – no more than three persons, of whom only two may be adults (AGE 17+); Three bedroom – no more than four persons, of whom only three may be adults (AGE 17+).
10. **Animals**: No pets are not allowed on the property at any time for any reason without written authorization from management.
11. If you have any questions please contact the management team