



## Orchard 8 Apartments

Thank you for your interest in the Orchard 8 Apartments. When a property becomes available, we receive hundreds of requests for more information or requests for showing. Below are frequently asked questions regarding the apartments and our rental procedures.

**What other properties do you have for rent?** – All our available rental properties may be viewed at <http://bigbayproperties.managebuilding.com>.

**When can I view the apartment?** – There is no on-site manager, therefore, you must meet certain standards before an appointment will be scheduled. Appointments will only be scheduled for applicants meeting income requirements and who have satisfactory credit. Viewings are scheduled as apartments become available with the permission of the vacating tenant. They are always scheduled by appointment and prospective tenants who have completed at least one rental application are first on the list.

**What are the income requirements?** – The combined income of the proposed occupants should be a minimum of two-to-three times the monthly rent. Income requirements vary based on your individual credit scores.

**What are the credit score requirements?** – We use credit scoring provided by TransUnion. This credit service provides us with a simple Accept/Decline response to our credit inquiry based on the rental application you complete on our website.

**Do I have to complete a rental application before viewing the rental property?** – Yes. All prospective tenants must provide a rental application. The application provides us with the minimum information we need to evaluate you as a prospective tenant.

**How do I apply?** - Applications are linked to our rentals at: <http://bigbayproperties.managebuilding.com>.

**Do I have to pay for a credit check to complete the rental application?** – No. Although you will be asked to provide payment information, you will not be charged for a credit check until you agree to move forward with the rental. Optionally, the application may be completed online and offline payment may be selected. The credit check fee is only collected if you've been selected as a tenant. The fee for credit checks is currently \$35 per adult applying to rent.

**Is there a minimum lease term?** – Yes. The minimum lease term is six months. At the end of the lease term, the lease is converted to a month-to-month agreement.

**What is the security deposit?** – The required security deposit is equal to one month's rent in most cases but can be as high as two month's rent if credit is below our standards or if pets will be considered.

**Do you accept Section 8?** - No. The Orchard 8 Apartments are not eligible for the Section 8 program.

### **BIG BAY PROPERTIES**

1354 Clove St., Suite A, San Diego, CA 92106  
(858)336-7436 Email: Robert@BigBayProperties.com



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**Do you accept pets?** – In general, no. However, we will accommodate you, but ask that you consider your pet's wellbeing. Additional security deposit is always required and could be as much as two-times the monthly rental fee.

**What is included with the rent?** – Water and Trash pickup are included with the rent. Each apartment is separately metered for gas and electric.

**Do you accept ACH payments?** – Yes. Automated Clearing House (ACH) payment processing is available. The resident website provides your account statement and payment options.

**Are there laundry facilities?** – Yes. There is a laundry room with one washer and dryer. Clotheslines are available behind the building.

**Can I have a BBQ in front of my apartment?** – No. BBQ's are not permitted in front of the building. There is limited space behind the building for outdoor cooking.

**Are there garages available?** – It depends. There are eight apartments and five garages. If you are interested in a garage, you may have to wait for a vacancy.

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