

RENTAL CRITERIA

Fair housing is the law. Treating everyone equally when negotiating the sale, rental, financing, or advertising of property should be common practice.

FEHA states that it is unlawful for the owner of any housing accommodation to discriminate against person based upon race, color, religion, sex, sexual orientation, national origin, familial status, disability, marital status, ancestry, and source of income, or an intention to make any such preference, limitation, or discrimination

QUALIFICATIONS:

- Every adult above 18 years of age must fill out an application.
 - If the person just turned 18 (6 months or less) and lives with parents **DO NOT RUN CREDIT CHECK** but must fill out an application.
- Applicant(s) must be employed for a minimum of 6 months with the same company.
- If Applicant is not employed, must provide a co-signer.
- Applicant(s) must make combined gross incomes 2 ½ times the amount of the rent per month.
- No prior evictions.
- No money judgments, collections, or unreported amounts due to previous landlords.
- No utility bills in collection or unpaid (including cable, phone, cell phones, etc.).
- More positive accounts than negative accounts and check credit limits and balances (except medical bills).
- No liens of any kind on Applicants' credit report.
- Applicants with foreclosures and/or bankruptcies will be considered on a case-by-case basis, contingent on stable employment, income, debt-to-income, etc., and required to place a double security deposit by money order or cashier's check only. (On-site managers are required to consult with the Regional Property Manager prior to any rental decision involving foreclosures and/or bankruptcies.)
- If your application is denied, you will be sent a denial letter. If you need to inquire about problems with your credit, your denial letter will have all the information needed, including phone numbers.
- If your application is approved, you will be required to place the security deposit in full paid by money order or cashier's check made payable to the property name or property address and sign a Holding Deposit Agreement.

CRIMINAL RECORD:

- Anyone that poses a direct threat or harm to themselves, others, or the property will be denied. (On-site managers please check with Regional Manager before approval.)

Applicant(s) must provide the following documents with the completed application and pay the non-refundable application fee:

1. Proof of income (pay stubs, 3 months of bank statements, W2, etc.)
2. Government issued identification
3. Social Security or ITIN card
4. \$25 application fee (No cash)

*Manager will not process any application without the previously mentioned documents.

After the application has been verified and approved, applicant must place a Holding Security Deposit paid with secure funds and sign the Holding Security Deposit Agreement.