

# Qualification Criteria for Renting

Below are the requirements for renting at the property located at:

---

## **Applicant Requirements:**

All applicants (18 years or older) applying must have:

- A favorable credit history with a minimum credit score of 650 unless covered by SB 267
- Verifiable household income source that is at least 2.5 times the monthly rent
- Copy of a photo ID
- No prior evictions or collection records for non-payment of rent
- Renter's Insurance
- Favorable references from current and previous landlords
- A **fully completed** and signed rental application for each applicant 18 years or older
- Applicant does not have any criminal or civil misconduct convictions for crimes considered harmful to people or property.

## **Required Documents** – *Please bring the following with your completed application to rent.*

1. **Photo ID:** All applicants must provide photo identification and Social Security card. Acceptable photo identifications include, but not limited to: state issued identification card or driver's license; passport, any other government issued photo identification. (*Note: Military ID cards may not be copied*)
2. **Proof of Income:**
  - Two pay stubs with year-to date, proof of child and/or spousal support payments; proof of social security income, disability or other government income, proof of retirement or trust fund account, etc.
  - Three months both savings and checking account bank statements
3. **Combined gross monthly income of all lease holders must be at least 2.5 times the monthly rent.** *Self-employed applicants must bring copies of the past three year's tax returns.*
4. **Application Fee:** An application fee (*cash, money order or cashier's check*) in the amount of \$45.00 for the purpose of obtaining tenant screening reports is required for EACH application.
5. **Proof of Renter's Insurance:** Prior to move-in, you must provide the Declaration Page showing:
  - Liability Coverage Amount: \$300,000  
Pet Ownership Increases Liability to \$1 million upon approval of Pet; Contact for more information about Pet Approval Process and Approved Breeds.
  - Policy duration should be equal to or greater than the term of the lease
  - Loss of Use "Actual Loss Sustained" or Minimum of Three Times the Monthly Rent Amount.
  - Landlord Entity and Management Entity to be listed as Additional Interested Parties on the Policy.

**If you have any questions, please call us at 310-275-2211.**

WE FOLLOW ALL FEDERAL & STATE HOUSING LAWS AND DO NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR HANDICAP.