

## APPLICATION REQUIREMENTS

### **Minimum Rental Requirements Required by ALL Applicants:**

- Rent must not exceed 35% of the total income for all applicants combined.
- Applicants must not have had a prior Eviction or Unlawful Detainer.
- 2 of Applicant's most current bank statements
- 2 of Applicant's most current pay stubs or other verifiable source for proof of income
- Verifiable 2 years' rental history with no more than one (1) 5-day late payment in the previous 12 months.
- Although credit scores are important when reviewing applications, it is only one factor of our screening process. Please include a written explanation for any mortgage defaults, foreclosure, short sale history, or for other derogatory credit issues.
- Application must be filled out and signed by all potential occupants over the age of 18.
- The screening/application fee is \$40 per applicant. Once the application has been pre-approved by listing Broker, screening/application fees must be paid within 24 hours.
- Photocopy of Driver's License, CA Identification card or passport for each Applicant; ***\*once application has been accepted.***

### **IMPORTANT:**

- Once an Applicant has been notified of acceptance and the lease paperwork has been sent, Applicant has 2 business days to pay the security deposit amount in full. Failure to pay in full by the date requested is considered default and may result in the property being rented to another Applicant.
- Security Deposit and first month's rent must be paid with certified funds (Cashier's Check or Money Order). Personal checks are not accepted for Security Deposit or first month's rent.
- Once an application has been processed, no fees will be returned. All application fees are non-refundable.
- Once a lease is signed and a security deposit is collected, if the Tenants cancel the lease, they forfeit the security deposit to the listing agent's broker.

