SELECT HOMES
REAL ESTATE & PROPERTY MANAGEMENT

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APPLICATION REQUIREMENTS

NOTE Due to the high amount of fraud in the industry, applications must be submitted and pre-approved to be considered for all properties. Showing appointment will be scheduled once application is reviewed. We do not check an applicant's credit or accept application fees until after you have viewed the property and choose to proceed with the application process.

Minimum Rental Requirements Required by ALL Applicants:

- The total income for all applicants combined must exceed 3 times the monthly rent and utilities.
- 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 past due payment in the previous 12 months. (*contact us if you do not have any rental history*)
- All potential occupants over the age of 18 years old must fill out an application. Applications must be filled out in entirety, signed, and dated. ALL QUESTIONS MUST BE ANSWERED.
- All applicants are required to have a minimum of 670 FICO score. 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.
- The screening/application fee is $40 per applicant. Once the application has been pre-approved by listing Broker/Owner, screening/application fees must be paid within 24 hours. Credit (FICO) and background checks will be run on all potential occupants over the age of 18 years old once an application has been pre-approved and tenant has viewed the property.
- Photocopy of Driver's License, CA Identification card or passport for each Applicant; ***once application has been accepted.***

IMPORTANT NOTES:

- Applications are reviewed in the order in which they are received.
- All legal and verifiable sources of income are considered when evaluating rental applications.
- Screening fees are retained by the housing provider unless the application is not considered within 7 days. Failure to meet the minimum requirements disclosed does not require screening fees to be returned to the applicant.
- Once an Applicant has been notified of acceptance and the lease paperwork has been executed, 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.

EQUAL HOUSING OPPORTUNITY