

Rental Application Requirements

Each adult (18+) must submit a separate rental application and supporting documents. Incomplete applications will not be processed.

Applicant Criteria

Income: Minimum gross income 2.5–3× monthly rent

- Provide 2 recent pay stubs or 2 months of bank statements (if self-employed)

Credit: Minimum FICO score 650+

- No evictions, unpaid housing-related collections, or recent bankruptcies (past 7 years)

Rental History: Positive record for last 2 years

- No lease violations, late rent, or property damage

Background: Checked per California Civil Code and fair housing laws

ID: Valid government-issued photo identification required

Additional Terms

- **No smoking** of any kind (including e-cigarettes or marijuana)
- **No pets**, unless otherwise stated or as permitted by law
- **Security deposit:** [dependent on month rented]
- **Maximum occupancy:** [6] persons
- **Renter's insurance** may be required prior to move-in

Application Fee

- Non-refundable screening fee per applicant (up to **\$64.94**)
- Applicants may request a copy of their credit report