Tenant Screening Checklist | 27586 Manzanita Way | Valencia

1. Income Requirements:

- Monthly gross income should be at least three times the monthly rent.
- Verification of income through recent pay stubs (last 2-3 months) or previous tax returns.
- Bank statements (last 2-3 months) verifying income.

2. Credit Score:

- A minimum credit score of 720 is required.
- Landlord will consider the full credit history, including payment history & debt-to-income ratio.
- Credit card usage should fall under 30%.
- All individuals over the age of 18 that will be occupying the property must fill out an application.

3. Rental History:

- Verification of a history of on-time rent payments and no evictions.
- Landlord and/or Listing Agent shall contact current Landlord for references to assess previous behavior.

4. Employment Stability:

- Proof of current employment, with a minimum of 6 months at the current job.
- Verification of income for different types of employment (full-time, part-time, freelance, etc.) through Item #1 of Income Requirements.

5. Background Check:

- Review of criminal history through Credit Reports.
- Verification of identity through government-issued ID will be required.

6. Other Requirements:

- Pet Policy is open with an extra $1,000 Deposit for pets.
- Smoking Policy: Smoking will not be allowed on the Property.

7. Important Notes:

- Tenant will be required to obtain Liability Insurance for $1,000,000 and name the Landlord as an additional insured in addition to Renter's Coverage.
- Landlord reserves the right to call applicant's current Landlord (if applicable), prior to acceptance of application.
- Repairs under $120.00 shall be Tenant's responsibility.