

Lease Application Requirements for 1095 E Phillips Blvd, Pomona, CA 91766

All application documentation listed below must be received before the owner will review an application. **Incomplete applications may be declined**, and we will not request missing items. If your files are large, please use a cloud service (Google Drive, Box, OneDrive, etc.) and share links. Every adult applicant must submit a full package; no co-signers will be considered. The owner or broker may, at their discretion, accept reasonable alternative documents that clearly verify the required information. Consistent with applicable law, applications are reviewed in the order a complete package is received; incomplete applications will be rejected and we will proceed to the next fully completed file.

1. 2025 W-2

- Self-employed applicants must provide full tax returns for 2024 or 2025 and the most recent 3 months of business bank statements.
- Final income filed with the IRS will be used, not gross income.
- Total household income must equal at least 3× the monthly rent.

2. Current 30-day pay stubs

3. Two valid government IDs

Example: Driver's license and Social Security card.

4. Current personal bank statement (all pages)

This is used to verify reserves and move-in funds.

Reserves must show at least three times the monthly rent.

5. Credit Report

Please complete your credit report using the following link: <https://apply.link/uHcLTKM>

- Minimum FICO score: 700
- No bankruptcies, collections, judgments, or accounts in default
- Debt-to-income ratio cannot exceed 50%
- Scores below 700 may be considered if strong compensating factors are present

6. Any additional income sources (Social Security, military benefits, child support, alimony, etc.) must also be documented. All adults in the household, including those not contributing income, must still submit the full application package except for income documents. Landlord and broker may request further documentation after reviewing the file and may obtain rental and employment verifications before making a final decision. All income must be verifiable; for self-employed applicants, net income after write-offs rather than gross income will be used.

Email documents to:

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