

## **Application Requirement & Qualification to Lease**

**2349 Jefferson Street, Unit #102, Torrance, CA. 90501**

Please take a moment to review and read all application requirements and qualification criteria before filling out a rental application to lease the above subject property. We are pleased that you are interested in leasing the above subject property and we hope to make the screening process as pleasant as possible.

1. A completed and signed application from all proposed occupants aged 18 years or older must be submitted. **PLEASE FILL OUT APPLICATION COMPLETELY.**
2. A \$45.00 application processing, credit screening, criminal background check, eviction and judgment report fee must be attached to your application for each adult age 18 years or older. Payment for processing must be paid in the form of cash, cashier's check, or money order, Zelle. **PERSONAL CHECK WILL NOT BE ACCEPTED.**
3. Copy of a valid photo ID (Current Driver's License or Passport).
4. Copy of Social Security Card for all adults 18 years and over.
5. You must **NOT** have any record of eviction or judgments.
6. Minimum FICO Score must be 700+.
7. We may verify references from your previous landlord and current employer.
8. Monthly income must be a minimum of 2 to 3 times the proposed rent. Income must be verifiable through pay stubs, bank statements, tax records, W-2 or 1099.
9. First month's rent and one month of security deposit will be due upon application acceptance and lease signing. First month's rent and security deposit must be paid by cashier's check, money order, or Zelle directly to RPO account. Pet Deposit will be additional if pet is allowed.

### **Please be sure the following items are attached to your application:**

1. Your \$45.00 application processing and screening fees (\$45.00 per adult 18 years and over)
2. Copy of Photo ID. (Current Driver's License or Passport)
3. Copy of Social Security Card
4. Pay stubs (three months), tax return (2024, 2025), W-2 or 1099 (2024, 2025)
5. Most recent 3 (three) month bank statement with all pages of supporting transaction.