

Standard Lease Qualification Policy

624 Poppy Avenue

I. Lease Qualification Standards

- Completed Rental Application From Each Adult Occupant
- Government-Issued Photo Identification
- Credit and Background Screening, Score of 650+
- Income Minimum 3x Monthly Rent
- Asset-Based Qualification: 3x Monthly Rent In Liquid Reserves
- Employment Or CPA Verification If Applicable
- Incomplete Applications Will Not Be Processed
- No Co-Signers or Guarantors: Applicants must qualify independently based on the criteria above

II. Lease Risk Management Standards

- Late Fee: 5% Of Monthly Rent After Grace Period
- Renter's Insurance: \$500,000 Minimum Personal Liability Coverage
- Landlord To Be Named As Additional Insured Or Additional Interest
- Attorney Fees: Prevailing Party Clause Capped At \$20,000
- Automatic ACH Rent Payments Required
- Security Deposit: In Compliance With California Law

IV. Standard Rules & Regulations

- General Conduct: No Nuisance Or Excessive Noise; No Smoking Inside Home Or Surrounding Areas
- Parking: Garage Must Accommodate Two Vehicles; No Obstruction; No Long-Term Street Parking; No Vehicle Storage
- Trash & Recycling: Store Bins Properly; Curb No Earlier Than 6 PM; Return By 8 PM Pickup Day
- Property Care: Maintain Clean Interior; No Exterior Alterations Without Approval; No Visible Storage; Drip Basins Required
- Plumbing & Surfaces: Only Toilet Paper Flushed; Porous Countertops Must Be Cleaned Immediately
- Use Restrictions: No Subleasing; No Business Activity; Large Gatherings Require Landlord Approval
- Contractors: Must Avoid Obstruction; Remove Debris; No Materials Left Outside
- Enforcement: Tenant Responsible For Fines; Treated As Additional Rent; Repeated Violations May Terminate Lease



Tenant Intake Form
624 Poppy Avenue

Full Legal Name _____

Date Of Birth _____

Phone _____

Email _____

Current Address _____

Employer/Business _____

Monthly Gross Income _____

Liquid Assets _____

Occupants (Names & Ages) _____

Pets (Type & Weight) _____

Preferred Lease Term _____

