

Rental Screening Criteria

1021 W 25th St #6, Los Angeles, CA 90007 – Thank you for your interest in renting this property. The following criteria will be used to evaluate all rental applications in accordance with applicable federal, state, and local fair housing laws. All completed applications will be reviewed consistently and fairly.

\$6,600

Min. Monthly Income

3× the monthly rent of \$2,200

700+

Preferred Credit Score

Strongest consideration given

2 yrs

Rental History

Verifiable prior tenancy required

2

Pets Max

\$500 deposit per approved pet

Income Requirements

Applicants must demonstrate a combined gross monthly income of at least **3× the monthly rent**. Acceptable verification includes pay stubs, bank statements, tax returns, employer letters, government benefits, housing vouchers, or other lawful income sources.

Credit History

A preferred credit score of **700 or higher** receives strongest consideration. Scores below 700 may require additional documentation, a co-signer/guarantor, an increased deposit (if permitted by law), or other supporting factors.

Criminal Background

Criminal history may be reviewed per applicable federal, state, and local laws. Any review will consider the **nature, severity, and timing** of offenses, as well as evidence of rehabilitation.

Rental History

At least **2 years of verifiable rental history** is generally required. Prior evictions, unpaid landlord balances, lease violations, or documented property damage may negatively affect eligibility.

Occupancy Standards

Occupancy is generally limited to **2 persons per bedroom**, subject to applicable law.

Policies, Application Process & Additional Terms



Pet Policy

Pets are subject to owner approval. A maximum of **2 pets** per unit. Certain breeds, sizes, or animals restricted by insurance carriers may not be accepted. **Pet Deposit: \$500 per approved pet.** Service animals and emotional support animals are not considered pets and will be accommodated per applicable law.



Smoking Policy

Smoking is **not permitted** inside the unit or in any common areas of the property.



Application Process

Initial applications are submitted using the **C.A.R. Rental Application**. Selected applicants may then be asked to complete a third-party screening through **RentSpree** for credit, background, and eviction screening. Applications are reviewed in the order received once all documentation is submitted. Submission does not guarantee approval or hold the property.




Screening Fee

Applicants selected to proceed may be required to complete a RentSpree screening application. Applicants are responsible for any fees charged directly by the screening provider. **Screening fees are non-refundable** once the process has begun.

Additional Terms

- Valid **government-issued identification** is required for all applicants.
- **Renter's insurance** will be required prior to move-in.
- **Co-signers/guarantors** may be accepted at the owner's discretion.
- All occupants **over the age of 18** must submit a separate application.
- Any **false, misleading, or incomplete information** provided during the application process may result in denial.

 All applicants are evaluated consistently and in compliance with applicable federal, state, and local fair housing laws. Questions about the screening criteria may be directed to the property owner or manager.