

Qualification Criteria for Renting

As of: January 1, 2025

Property Address:

We do not discriminate against applicants on the basis of race, color, religion, national origin, sex, disability, familial status, source of income (including housing subsidies such as Section 8), or any other protected characteristic.

1. General Requirements

- Age: All applicants must be at least 18 years old.
- Identification: A valid government-issued photo ID and Social Security Card.

2. Income Requirements

- Monthly gross income must be at least 3 times the listed monthly rent amount (includes the base rent and all other charges payable by tenant to housing provider).
- Proof of income is required, which may include:
 - Pay stubs (for the 3 most recent months).
 - Federal Tax return and 1099's (most recent year filed – if you are self-employed or independent contractor).
- Bank statements (for the 3 most recent months for all applicants accounts).
- Verifiable documentation of housing assistance or other subsidies.

4. Credit History

- Minimum FICO credit score of 700 is required (unless covered by SB 267).
- No bankruptcies within the past 10 years.
- No outstanding utility collections or unpaid rental debt or other debts

5. Rental History

- Applicants must provide a rental history for the past 5 years – provide prior property managers' contacts (e-mail addresses and phone numbers).
- Requirements include:
 - No evictions
 - Favorable references from previous landlords.

6. Criminal Background Check

- A criminal background check will be conducted. Applicant must not have any criminal or civil misconduct convictions for crimes considered harmful to people or property.

7. Occupancy Standards - Standards in compliance with applicable laws.

8. Application Fee - A non-refundable application fee of \$40 is required for processing.

10. Guarantor Requirements - If a guarantor is required to support an application, the guarantor must meet the following criteria:

- Credit Score: Minimum credit score of 700.
- Income: Monthly gross income must be at least 5 times the listed monthly rent (includes the base rent and all other charges payable by tenant to housing provider).
- Residency: Guarantors must reside in the state of California.
- Documentation: Guarantor must provide in the same fashion as the Applicant:
 - Proof of income (e.g., pay stubs, tax returns, bank statements).
 - Credit report.
 - Government-issued photo ID.

The undersigned acknowledges the receipt of this Qualification Criteria for Renting and that he/she/they understand it.

Applicant 1: _____
Signature

Date: _____

Print Name

Applicant 2: _____

Date: _____

Print Name

Guarantor: _____

Date: _____

Print Name