

## 2230 E Vista Mesa, Orange, CA 92867

### [APPLICATION LINK](#)

#### Rental Screening Criteria

Thank you for your interest in renting this property. Below are the criteria the Housing Provider will use to evaluate rental applications. All applications will be processed fairly and in accordance with applicable law. Please review these guidelines prior to submitting your application. Each occupant 18 years of age or older must complete a separate application.

1. **Income:** Applicants must demonstrate a monthly income of at least 3 times the monthly rent. Acceptable sources of income include employment, government benefits, and other lawful income sources.
2. **Credit History:** A credit score of 680 or higher is required to qualify. Applicants with a credit score below 680 may be considered on a case-by-case basis, subject to additional documentation or co-signer arrangements. Total tenant debt service will also be considered.
3. **Criminal Background:** Criminal history will be reviewed. Applicants with felony convictions or certain misdemeanor convictions may be denied in compliance with applicable law.
4. **Rental History:** Applicants must provide at least 3 years of satisfactory rental history, if applicable. Applicants with a prior eviction or who have violated a lease agreement may not be approved. Prior property management companies or Housing Providers will be contacted to determine if their experience with the tenant was positive.
5. **Employment:** Tenant's employment history and income will be verified by the Housing Provider.
6. **Pet Policy:** Pets may be considered subject to number, size, and breed. A pet deposit may be charged.
7. **Smoking:** Smoking and vaping are not allowed inside or outside the property or in common areas.
8. **Application Fees:** The application fee each applicant will pay directly to RentSpree is \$49.99. This fee is non-refundable once the application has been processed. The link is:  
[https://www.rentspree.com/apply/6a20ea5f34f1d17c4acdc58b/landing/apply-now?utm\\_source=crmls&utm\\_medium=applylink&utm\\_campaign=partner\\_integration](https://www.rentspree.com/apply/6a20ea5f34f1d17c4acdc58b/landing/apply-now?utm_source=crmls&utm_medium=applylink&utm_campaign=partner_integration)
9. **Renter's Insurance:** The Tenant will be required to obtain a policy of renters insurance with liability coverage of at least \$300,000 naming the Housing Provider as an Additional Interest. If there are permitted pets, the Renter's Insurance must include pet liability coverage. If it does not, the Tenant must obtain separate pet insurance with liability coverage of at least \$300,000 naming the Housing Provider as an Additional Interest.

10. HOA Vehicle Rules: The property is located in a homeowners association. HOA Rules and Regulations will be provided to the prospective tenant at the time of execution of the lease agreement. Most HOAs have vehicle rules and restrictions. These may include the total number of vehicles per household as well as the size and nature of the vehicles. If applicant has any questions or concerns about vehicle rules, please make specific inquiries to the listing agents in writing before submitting an application.