



Addendum #1 to Residential Lease Listing Agreement Dated 5/30/26
Property Address: 890 W El Repetto Dr #E, Monterey Park, CA 91754

Standard Tenant Screening Policy

Owner and Broker agrees to use the following standards to evaluate all rental applicants:

- Minimum Household Gross Income Requirement
Rent to Gross Household Income Ratio shall not exceed 45%
Total Financial Obligations to Gross Household Income Ratio not to exceed 60%
Minimum Length of Employment of 2 year within the same field of work
Income Documentation Accepted:
1 full month of official Pay Stub, W-2, 2 months Bank Statements)
1099 Income - 2 Years 1099 (for 1099 income)
Other Supporting Income Documents (SSI, Sec. 8 Letter, Child Support... etc.)
CPA Certified 2 Years Balance Sheet & YTD Profit and Loss Statement (Self-Employed)
Credit Score Should be 700 or higher
No late payments or active collections (except medical collection) within the past 12 months.
All collection accounts must provide explanation letter.
No Bankruptcy or Foreclosures within the last 7 years
Stable Residence with minimum two or more years in past residences (except during school)
Cash-Reserve: Savings or Investment Account with minimum balance of 3~5 x Monthly Rent
No Pet Allowed, unless certified Service Animal or Doctor Prescribed Companion Pet.
If Service Animal or Doctor Prescribed Companion Pet, Pet Deposit required (amount TBD)
Security Deposit Minimum 1 month of Rent Amount, up to 2 months (Unfurnished)
All Move-in Costs Paid by Cashier's Check or Money Orders Only
The property's occupancy limit for the two-bedroom apartment is four

Handwritten initials: CMK, FMW, BC

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Chung Ming Kum TRS. Kum Family Trust 06/11/26 Fung Mui Wong Kum TRS. Kum Family Trust 06/11/26
Landlord Signature: Date Landlord Signature: Date

Bobby Lee 06/11/26
Listing Agent/Broker Date