

### Criteria for each applicant

1	Gross monthly income per applicant > (3 times monthly rent / Number of applicants)
2	Credit Score for each applicant >= 675 (Will consider 600-675 with 4x income)
3	Max credit applicants = 4
4	Not Convicted of or pleaded no contest to a felony within the last 7 years
5	No previous evictions or non payment of rent within the last 7 years
6	No bankruptcy within the last 7 years
7	No delinquent accounts or late payments as per credit report
8	Verifiable income for current and prior year, via paystubs or bank statements or W2, or tax returns. (Please provide name and number where we can reach your employer)
9	Rental history of 12 months with same landlord, or house ownership of 12 months, with no missed payments (Please provide address and landlord contact info )

### Criteria for when there are multiple offers to rent

Applications with max combination of below characteristics will get preference

1	Annual prepayment for entire lease duration.
2	Higher Credit Score
3	Higher total verifiable income
4	Fewer number of joint applicants per application
5	Longer length of stable employment with same employer
6	Longer residence history

### Conditions for renting

1	No sub-letting for short or long term. All adults over 21 must be listed as co-applicants on the lease.
2	Residential use only, no running of business from premises, or listing premises as a business address.
3	Security Deposit is equal to 2 months rent, as allowable by (AB 12) beginning July 1, 2024, for small landlords.
4	Rent is due monthly with first payment on start of lease. Late fee \$100 if rent not received by 10th calendar day after due date.
5	Maximum pets allowed = 1 pet under 50lbs.
6	Liquid filled furniture or mattresses will require proof of \$100K insurance paid by tenant
7	Maximum lease term 1 year lease with potential renewal

### Conditions for lease termination

1	Monthly payments (partial or full) delayed by >=30 calendar days
2	Falsification of information provided in application
3	Complaints from neighbors about noise or unruly behavior
4	Failure to follow HOA rules
5	Any illegal activity on premises (as determined by California or federal law)