

Thank you for your interest in applying for the rental at 10172 Ascot Huntington Beach.

Please carefully review the landlord's criteria for a tenant before applying. Application fees for RentSpree are NONrefundable.

Landlords Criteria:

1. Credit Score
 - Minimum 680
2. Income/ Job Verification
 - Gross monthly combined income > 1.5x monthly rent
 - Self-employed tenants: last 2 years of tax returns
3. Security deposit
 - 1 month's rent standard
 - Additional \$750 deposit for pets
 - Refundable per California law, minus any damages (e.g., pet stains may require carpet or flooring replacement)
4. Reserves / Savings
 - Proof of at least 3 months/ worth of rent in savings or liquid assets
5. Pets
 - Maximum 1 pet allowed: second pet only with approval
 - Pet deposit: \$750 refundable, based on condition of carpet/flooring
 - Tenant responsible for any damage caused by pets
6. Occupancy
 - Maximum 6 tenants per unit
 - All occupants must be listed on lease and any over the age of 18 must supply all of the documentation required
7. Referrals / References
 - Landlord references from previous two residences if available
 - No eviction history
8. Tenant responsibility
 - Tenant pays for any appliance, plumbing, or fixture damages caused by misuse or negligence
 - Tenant responsible for general upkeep and promptly reporting any maintenance issues
9. Lease / Term Requirements
 - Minimum lease: 12 months
 - Renewal terms discussed in advance
10. Documentation needed – can submit in the link below (everyone over the age of 18)
 - Government ID
 - Bank statements for the most recent 2 months
 - Pay stubs for the most recent 2 months

- Completed application for Rentspree
- Photos and description of pets

Rentspree Application Link: <https://apply.link/MMK3Fuo>

Please contact Cindy Bistany with any questions!
949-735-1777