

LEASE REQUIREMENTS

TO: Lease applicants.

FROM: SERGIO ARNOLD, CRS, GRI, ABR, SRES, e-Pro
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RE: 15460 Sylvan St., Van Nuys, CA. 91411

RENT: \$3,750

SECURITY DEPOSIT: \$3,750

TOTAL MOVE-IN: \$7,500 due at lease signing via cashier checks.

LEASE PERIOD: One year lease.

AVAILABLE DATE: Available Now

PETS: \$500 additional deposit. One cat or one dog may be considered under 25#s.
Submit for approval with picture, breed name, weight, age, disposition.

LANDLORD: Provides weekly gardener and pool services.

TENANT PAYS: All utilities. Landlord to provide a monthly credit of \$100/mo towards
Electricity for shared electrical meter for ADU studio.

PARKING: 1 car parking in front driveway-right front gate or street.

APPLIANCES: Stove, refrigerator and washer and dryer included.

SMOKING: No smoking of any kind in home or premises.

RENTERS
INSURANCE: Tenant required to carry renter's insurance during term of
Tenancy with a minimum liability of \$500K. Approved pet must be included in
Insurance. Landlord to be named as additional interest.

Credit Score: Credit score of 700 and above for all persons 18 and over.

Income Minimum: Income 3 times rental amount. Verifiable income. No cosigners or guarantors.

BACK ADU UNIT: Excluded from lease and leased separately, 15462 Sylvan St.

POOL/SPA GROUNDS: Private for front home use only, 15460 Sylvan st.

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APPLICATION DOCUMENTS REQUIRED:

1. All persons 18 years and older required to complete an Application to Rent and submit Credit report and background check and eviction report through RentSpree/Transunion on line (see attached flyer). \$39.99 per Applicant paid on line.

Visit following link to Apply Now!

<https://apply.link/q5CcbDo>

2. Copies of last 3 months pay stubs. Verifiable income.
3. For self employed individuals, copy of most recent tax return with verifiable income.
4. Proof of funds: A. Copies of 3 most recent checking account bank statements(all pages). B. Copies of most recent statements for either savings, mutual funds or other funds.
5. Copy of driver license (front and back) for each person 18 years and older required.
6. Documents (2-5 above) to be emailed to sergio.arnold@yahoo.com.
7. Incomplete applications may cause a delay and may not be considered.
8. Upon lease credit approval by landlord, tenant and/or their agent will be notified and listing agent will prepare lease for signing.

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