

ADDITIONAL RENTAL INFORMATION

1641 Maywood Avenue

Upland, California 91784

Thank you for your interest in this property. Please review the following information prior to submitting an application.

APPLICATION PROCESS

- All applicants 18 years of age or older who intend to occupy the property must submit an application through RentSpree.
- Applicants are encouraged to view the property before applying.
- Submission of an application does not guarantee approval or create a lease agreement.

INCOME REQUIREMENTS

- Combined gross household income should generally equal at least 2.5 times the monthly rent.
- Income may be verified through documentation provided through RentSpree and may include pay stubs, bank statements, tax returns, or other acceptable forms of verification.

SCREENING CRITERIA

- Credit, eviction, and background screenings will be conducted through RentSpree.
- The owner may consider the entirety of the application, including income, credit history, rental history, and overall qualifications.
- Credit score alone is not the sole determining factor in the approval process.

RENTAL HISTORY

- Applicants should provide complete and accurate housing history information.
- Positive rental references are preferred.
- Prior evictions, unpaid landlord obligations, or material misrepresentations may impact eligibility.

PETS

- Pets may be considered on a case by case basis, subject to owner approval.
- If approved, additional pet deposit and/or pet rent may apply in accordance with California law.
- Assistance animals will be considered in accordance with applicable fair housing laws.

RENTERS INSURANCE

- Tenant shall obtain and maintain renters insurance throughout the tenancy.
- A minimum of \$100,000 in personal liability coverage is required.
- Proof of renters insurance must be provided prior to move in.
- The property owner and/or owner's agent may be listed as an Interested Party for notification purposes only.

MOVE-IN FUNDS

MONTHLY RENT **\$3,850**

SECURITY DEPOSIT **\$3,850**

- First month's rent and security deposit shall be due in certified funds prior to move in.

HOUSING ASSISTANCE PROGRAMS

- The owner complies with all applicable federal, state, and local fair housing laws, including laws relating to housing assistance programs. Applicants utilizing housing vouchers are welcome to apply.

OWNER'S RIGHT TO SELECT APPLICANT

The property owner reserves the right to select the most qualified applicant based upon the entirety of the application package and in accordance with all applicable federal, state, and local fair housing laws. Approval is not based on any protected characteristic.