

Application guidelines for 320 W. Lemon Ave., Monrovia 9016

General Qualifications:

- Combined, gross (pre-tax) household income must be at least **\$7500/month** (equivalent to 3 x the monthly rent). Unverified cash income will not be considered.

Note: Voucher holders are exempt from the income requirement.

- Fico credit score of **700** or higher required for all applicants.
- Positive rental history from current and previous landlords.
- Verified employment and income history
- Positive references from personal contacts, an emergency contact, and nearest relatives

Tenant's Responsibility:

- Security deposit equal to one month's rent is required.
- Renter's insurance with a minimum liability coverage of \$100,000 must be maintained for the entire duration of tenancy.
- The landlord pays water and gardening service only. Tenants pay for electricity, gas, trash, and internet.

Pet/Smoking Policy:

- One small-sized pet is allowed (subject to approval)
- No smoking of any kind is permitted on the premises.

Application Instructions:

- All adults 18 years or older must submit a separate application packet, unless under the permanent care of another adult due to disability.
- Submit all required documents via email to listing agent.

All documents must be submitted in PDF format for legibility.

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Required Documents (per applicant):

- Completed CAR LRA (California Rental Application) form
- Last two consecutive full bank statements
- Last two paycheck stubs (or most recent tax return if pay stubs are unavailable)
- Copy of legal photo ID

Important: Application processing will not begin until complete and legible application packets have been received from all adult applicants.

Next Steps:

- The landlord will review all submitted applications.
- Selected applicants will be contacted a credit check via a RentSpree link provided by the listing agent.