

310 Lake St. #301, Huntington Beach Ca

Monthly rent: \$4,200

Security deposit: \$4,200

1. All occupants 18 years and over must complete and sign the **Rental application**
2. **Two most recent pay stubs** and **two most recent bank statements**
3. Must have a **minimum of \$25,000.00 in liquid funds** in addition to first Month's rent and security deposit
4. **Self-employed applicants** must provide complete copies of 2025 and 2026 tax returns. No exceptions.
5. **Letter from current or prior landlord indicating payment History**, amount of rent paid, and length of tenancy (optional)
6. **Credit report with minimum fico score of 700.** Must apply through Rent spree for credit and background check, the fee is \$38 per Applicant and is not refundable in the event your application is not Selected. Credit reports cannot be older than 30 days.
7. Please inquire with the listing agent if the applicant fails to meet Fico requirements due to a lack of credit history associated with a Work visa where the applicant is receiving a stipend for housing From their employer.
8. Proof of **renter's insurance** to be provided before keys being Released to tenants with minimum liability coverage of \$100,000.00
9. **Pets** not accepted
10. No **smoking**
11. Tenant pays for all utilities **except** for HOA dues , gas, trash, & Water
12. Copy of ID's for all 18 and over occupants
13. **Parking include(s):** a 2 assigned parking spots
14. **Property appliances include(s):** a gas stove and refrigerator, washer, Dryer, microwave, and dishwasher.

Submit application package first. Do not run credit until landlord has reviewed and approved the application to move forward. Rent Spree preferred for credit screening and final credit report.

