

## Leasing Requirements

19771 E. Country Hollow Dr, Walnut, CA 91789  
5 bd / 3 ba | 3,062 living sqft | \$6,200/month | SD \$6,200

### Application – Required Documents

- Complete background check on RentSpree: <https://apply.link/ACrDvrI>
- Copy of government issued ID of all adult occupants
- Copy of most current two months' pay checks, stubs, or statements. If self-employed, provide last two years of tax returns.
- Copy of most current two months' bank statements
- Copy of applicants' social security card (to be collected upon approval for crediting & collection purposes in case of delinquency or eviction)
- Email all documents to [LAWRENCE.YR.CHEN@GMAIL.COM](mailto:LAWRENCE.YR.CHEN@GMAIL.COM)

### Rental Qualification

- Minimum 700 credit scores
- No eviction & rental collection
- Combined monthly net income at least 2.5x the rent
- Stable employment
- Renter's insurance
- First full month's rent & security deposit
- Ask about pets.