

Written Tenant Screening Criteria

Applicable for Properties Located in Tustin, California

Landlord/Property Manager: Ching Yuan Weng & Huey Jiuan Liang

Property Address: 16624 MOSS CREEK ST, TUSTIN, CA 92782

Date: 07/12/2026

Tenant Screening Criteria

Each applicant over 18 must complete a separate rental application and pay a non-refundable application fee (in compliance with California Civil Code § 1950.6).

1. Income Requirements

- Monthly gross income must be at least **3 times the rent**.
 - Minimum length of employment: at least **2 years in the same field of work**.
 - **Cash Reserve: Minimum balance of a 3 to 5 times monthly rent**
 - Income must be verifiable by:
 - Recent pay stubs (2–3 months)
 - Bank statements (last 2–3 months)
 - Tax returns (if self-employed)
 - Offer letter (for new employment)
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2. Credit History

- Minimum credit score: **720+**
- Applicants with scores below 720 may be considered with **additional security deposit or a qualified co-signer**.

- No open bankruptcies.
 - No unpaid collections or judgments related to housing.
 - Credit report will be obtained from a major credit bureau (e.g., Experian, Equifax, or TransUnion).
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3. Rental History

- Positive verifiable rental history for the past **2–3 years**.
 - No evictions or unlawful detainer actions within the last **7 years**.
 - No history of lease violations, property damage, or unpaid rent.
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4. Criminal Background Check

A background check will be performed in compliance with California Fair Housing and HUD guidelines.

We evaluate only convictions that pose a **direct threat** to the safety of persons or property, including:

- Violent felonies
- Drug-related offenses
- Crimes involving property damage or danger to others

Each case is reviewed individually considering:

- Nature and severity of the offense
- Time since the offense
- Evidence of rehabilitation

Note: We do not consider arrests or non-conviction records, as required by California law.

5. Occupancy Standards

Tustin follows California State Guidelines:

- **2 persons per bedroom + 1 additional person**
- Example: 1-bedroom = max 3 occupants

For short-term rentals (less than 30 days), local Tustin ordinances may apply (2 per bedroom + 2 additional persons).

6. Identification

All applicants must provide a valid government-issued photo ID (e.g., driver's license, passport, or state ID).

7. Application Fee

- The current application fee is **\$50.00**.
 - This fee is non-refundable and used to cover background, credit, and eviction screening costs.
 - If no screening is performed, the fee will be **fully refunded**.
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Grounds for Denial

An application may be denied for any of the following:

- False or incomplete information
 - Insufficient income
 - Poor credit or rental history
 - Criminal record posing a direct threat to others or property
 - Failure to meet criteria outlined above
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Fair Housing Compliance

We strictly comply with Fair Housing laws at the federal, state, and local level. We do not discriminate on the basis of race, color, religion, sex, gender identity, sexual orientation, national origin, familial status, disability, source of income (including housing vouchers), or any other protected status.

Applicant Acknowledgment

By submitting an application, you confirm you have read and understood the screening criteria above.

Applicant Print Name: _____

Applicant Signature: _____

Date: _____