

Rental Criteria

- Verifiable income of minimum 2.5 times the rental amount
- Credit scores under 675 will not be considered. Tenant to provide full report dated w/in 30 days of application or use provided link and pay fee through RentSpree link provided
- No bankruptcies within the previous 2 calendar years
- Co-Signors will be considered, must complete full application and provide required documentation. Must be residents of California
 - 2 year verifiable positive rental history
 - No evictions
 - No/clear criminal background
 - Pet considered under 25lbs (breed restrictions) Pet deposit \$500. Refundable at lease term minus any repairs caused by pet
 - Furnished Units deposit \$500 - \$1000
 - Parking is not included unless otherwise discussed with management
 - All utilities are paid by the tenant. **NOTICE:** this building may utilize the R.U.B.S. Utility Program through Department of Water & Power. The ration utility billing system covers water, trash, sewer and pest control. These charges will appear on your monthly rent statement in addition to monthly rent and are due and payable with monthly rent.
 - Tenant responsible for annual SCEP (Systematic Code Enforcement Program). Charges are billed February of every calendar year.

Required Documentation

- 1.) Completed application for any applicant 18years+
- 2.) Completed credit report
- 3.) Completed background report
- 4) Self Employed: 2 years proof of yearly income: W2 or 1099 Current proof of income
- 5) 3 months current paystub or bank statements
- 6) Proof of Funds for total first payment
- 7) Valid Photo ID

All required documents must be presented before management will review application