

PRE-SCREENING GUIDELINES

Application & Tenant Screening Criteria

For Reference Only

Property: **2470 Saratoga Ln, Chino Hills 91709**

Monthly Rent: \$3,200

To help prospective applicants avoid unnecessary application expenses, please review the following minimum screening guidelines before submitting a rental application or purchasing a tenant screening report (such as RentSpree).

Applicants who may not reasonably meet these guidelines are strongly encouraged to contact the Listing Broker before incurring any screening costs.

These guidelines are intended to assist the Housing Provider in evaluating rental applications and will be applied consistently in accordance with all applicable Federal, California, and local Fair Housing laws.

Minimum Screening Criteria

1. Household Income

-Minimum gross household income of three (3) times the monthly rent

- Minimum required gross monthly income: \$9,600

2. Employment

-Stable employment history

- Minimum two (2) years in the same field of employment

3. Acceptable Income Documentation

-One or more of the following may be requested:

- Two (2) most recent pay stubs
- Employment verification or offer letter
- Most recent W-2 or 1099
- Last two (2) years of tax returns (if self-employed)
- Three (3) most recent bank statements
- Other documentation acceptable to the Housing Provider

4. Credit History

-Preferred minimum FICO® credit score: 780

- No recent pattern of late payments
- No active collections
- No unpaid landlord debt
- No prior eviction judgment
- No open bankruptcy



5. Rental History

-Minimum two (2) years of stable residence history

- Positive rental references preferred

6. Cash Reserves

-Liquid cash reserves equal to five (5) months' rent after payment of all move-in costs

7. Occupancy

-Maximum occupancy shall comply with all applicable Federal, State, and local laws, as well as the Housing Provider's occupancy standards.

8. Security Deposit

-Security deposit to be determined by the Housing Provider in accordance with California law.

9. Move-In Funds

-All move-in funds (including security deposit and first month's rent) must be paid by cashier's check or money order, unless otherwise approved by the Housing Provider.

Important Notice

Applicants are encouraged to contact the Listing Broker before purchasing a tenant screening report if they have any questions regarding these screening guidelines.

Submission of an application or tenant screening report does not guarantee approval or that the application will be reviewed if the published minimum screening criteria are not reasonably met.

Applications may not be processed in the order received. The Housing Provider reserves the right to review complete applications that substantially satisfy the published screening criteria and may discontinue reviewing additional applications after selecting a qualified applicant.

Fair Housing Notice

The Housing Provider and Broker fully comply with all applicable Federal, California, and local Fair Housing laws. All applications will be evaluated using consistent screening standards without regard to any legally protected characteristic.

FOR REFERENCE ONLY

This document is provided solely as a reference regarding the Housing Provider's intended screening guidelines. It is not a rental application, lease agreement, offer to lease, or guarantee of approval. Final approval is subject to the Housing Provider's review of the complete application, supporting documentation, verification of information provided, and compliance with applicable law.

Please do NOT purchase a RentSpree or other tenant screening report until instructed by the Listing Broker. Applicants who do not meet the published pre-screening guidelines may not be asked to proceed with tenant screening.

Housing provider sign	 Changchang Zeng	Date	08/07/26
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