Prospective Tenant Requirements

Strata Property Solutions, Inc. | Updated July 2026

Before you apply

Please review these requirements before submitting an application. Application approval is based on the complete applicant group, the property-specific listing terms, and the same written screening criteria applied consistently to all applicants.

1. How to Apply

- **Request the application link.** Applications are submitted online through RentSpree unless Strata provides a different written process for a specific property.
- **Each adult must apply.** Every proposed occupant 18 years of age or older must submit a separate application.
- **Application fee.** The current RentSpree screening fee is shown before payment and is paid online. The fee is only charged or retained when the application is considered, consistent with California law.
- **Complete applications are reviewed in order.** An application is not complete until the application, required documents, ID, and screening authorization are received.
- **Outside credit reports.** Outside credit reports are generally not accepted in place of the required screening process. If you have a reusable tenant screening report, contact Strata before applying so we can confirm whether it can be accepted for that property.

2. What We Review

Category	Requirement / Review Standard
Income	Combined gross monthly income must generally equal at least 3 times the monthly rent, unless the property listing states a different lawful standard. For applicants using a government rent subsidy, the income standard is based only on the tenant-paid portion of rent.
Income Documents	Provide the two most recent pay stubs and any other documents needed to verify income. Self-employed applicants may be asked for tax returns, 1099s, profit and loss statement, bank statements, or other lawful proof of income.
Credit	Preferred minimum FICO score is 700 or better, unless the listing states otherwise. We review payment history, current accounts, collections, charge-offs, judgments, bankruptcies, foreclosures, and overall ability to meet the rent obligation. Collections, charge-offs, judgments, bankruptcies, or foreclosures within the past 10 years are generally disqualifying and may cause the application to not be approved, subject to any review required by applicable law.
Rental History	At least 12 months of verifiable rental history or homeownership history is preferred. We review payment history, lease compliance, property care, landlord references, prior evictions, unpaid rent, and unpaid damage balances.
Identity	Government-issued photo ID is required for each adult applicant.
Occupancy	Occupancy is reviewed under applicable law, health and safety standards, HOA rules if applicable, and property-specific limitations.
Pets / Animals	Pets are subject to the property listing, owner approval, HOA rules, pet screening, and any lawful pet rent or deposit. Assistance animals are not treated as pets and are reviewed under applicable fair housing rules.
Cosigners	Cosigners and guarantors are not accepted as a standard practice unless a property-specific policy states otherwise or applicable law requires a different review.

3. Government Rent Subsidies / Alternative Credit Review

- Housing vouchers and other lawful government rent subsidies are accepted and reviewed in compliance with California fair housing law.
- If a government rent subsidy applies, income qualification is based on the tenant-paid portion of rent, not the full contract rent.
- If credit history is reviewed, the applicant may choose to provide lawful, verifiable alternative evidence of reasonable ability to pay the tenant-paid portion of rent. Examples may include benefit payments, pay records, bank statements, or other verifiable documentation.
- Strata will provide reasonable time to submit alternative evidence and will reasonably consider that evidence in place of credit history where required by law.

4. Common Reasons an Application May Be Denied

- Incomplete, inaccurate, unverifiable, or false information on the application.
- Income or lawful alternative evidence does not support the required rent obligation.
- Credit history shows unresolved risk, including collections, charge-offs, judgments, bankruptcies, or foreclosures within the past 10 years, subject to any review required by applicable law.
- Negative rental history, including unpaid rent, unpaid damage charges, documented lease violations, or eviction history where lawfully considered.
- Applicant cannot meet property-specific terms such as move-in date, occupancy rules, pet/animal rules, HOA restrictions, or insurance requirements.
- Another completed applicant group was approved first under the stated screening process.

5. Lease Signing, Deposit, and Move-In Funds

- Security deposit and first month's rent are due at lease signing or before occupancy as directed by Strata.
- Security deposit amounts will not exceed the maximum allowed by California law. In most California residential rentals, the security deposit is limited to one month's rent, subject to narrow legal exceptions.
- Move-in funds must be paid by cashier's check, money order, or another payment method approved by Strata in writing. No cash is accepted.
- Renters insurance is required before keys are released unless prohibited by applicable law or waived in writing.
- Utilities must be transferred into the tenant's name before occupancy when required for the property.
- Keys are not released until the lease is signed by all parties, required funds are received or confirmed, insurance is provided, utilities are transferred if required, and all move-in conditions are satisfied.

6. Equal Housing Opportunity

Strata Property Solutions, Inc. complies with applicable federal, state, and local fair housing laws. Applications are evaluated without regard to race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other protected category under applicable law.

Important

Submitting an application does not guarantee approval, hold the property, or create a tenancy. Approval remains subject to final review, property availability, lease execution, receipt of required funds, and satisfaction of all move-in requirements.

Contact

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