

Tenant Screening Criteria

24292 El Pilar #98, Laguna Niguel, CA 92677

Minimum credit score	700
Income requirement	Min 2x (acceptable) 3x (preferred) monthly rent, gross household income Source of income includes housing vouchers and other lawful assistance, and is not a basis for denial. For applicants using such assistance, this requirement is applied to the applicant's portion of the rent.
Years of verifiable rental or mortgage history	2 years
Recent landlords contacted	2 most recent landlords
Eviction lookback	No unlawful detainer judgments in the past 5 years
Late payments allowed	0 in the past 24 months
Cosigner option	Yes, provided the cosigner independently satisfies all applicable financial and screening requirements.
Occupancy	Maximum of 5 occupants, with every adult age 18 or older required to complete an application and be screened separately.
Criminal history	Any criminal history that may lawfully be considered as part of the screening process must be identified and provided to the landlord for review prior to final approval.

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