

LEASE REQUIREMENTS

TO: Lease applicants.

FROM: **SERGIO ARNOLD, Coldwell Banker Realty**
CalBRE Lic. #01249651, Cell (818) 378-6113
Sergio.arnold@yahoo.com

ADDRESS: **124 S. Elm Dr. #9, Beverly Hills, CA. 90212**

RENT: \$3,300

SECURITY DEPOSIT: \$3,300

TOTAL MOVE-IN: \$6,600 due at lease signing.

LEASE PERIOD: One year lease.

AVAILABLE DATE: Available Now

PETS: 1 dog under 25#s or 1 cat. Submit pic & info for landlord approval:
1. Type/Breed. 2. Sex 3. Age 4. Weight 5. Temperament: no loud barking dogs allowed.

LANDLOR PAYS: Water, gas and trash removal.

TENANT PAYS: Electricity. WIFI and cable (as needed).

PARKING: One car garage parking.

APPLIANCES: Refrigerator, stove, microwave, dishwasher

LAUNDRY: Common laundry on site.

OTHER: 2 AC/Heating wall units.

SMOKING: No smoking of any kind allowed in the unit or complex.. No vaping.

RENTER'S INS.. Tenant Required to carry renter's insurance during term of Tenancy with a minimum \$100K liability. Landlord to be named as additional insured or interest.

Credit Score: Excellent credit above 700 credit score. No co-signers.

Income Minimum: Income 3 times rental amount. Verifiable income.

Lease Requirements

124 S. Elm Dr. #9

Page 2

APPLICATION DOCUMENTS REQUIRED:

1. All persons 18 years and older required to complete an Application to Rent and submit Credit report and background check and eviction report through RentSpree/Transunion on line (see attached flyer). \$39.99 per Applicant paid on line.

Visit following link to Apply Now!

<https://apply.link/c4jpHXc>

2. Copies of last 3 months pay stubs. Verifiable income.
3. For self-employed individuals, copy of most recent tax return. Verifiable income.
4. Proof of funds: 1.. Copies of 3 most recent checking bank account statements (all pages).
2.. One most recent copy of either, savings, mutual funds, etc.
5. Copy of driver license for each person 18 years and older required.
6. Documents (2-5 above) to be emailed to sergio.arnold@yahoo.com.
7. Incomplete applications may cause a delay and may not be considered.
8. Upon lease credit approval by landlord, tenant and/or their agent will be notified and listing agent will prepare lease for signing.

SERGIO ARNOLD, CRS,GRI,ABR,SRES,e-PRO,Realtor

Coldwell Banker Realty

CalRE #01249651

Cell 818.378.6113

Sergio.arnold@yahoo.com