

Written Tenant Screening Criteria

101 Gulf Stream Irvine, CA 92620

Owners and Brokers agreed to use the following criteria:

- Minimum household gross income: requirement (3x rent)
- Minimum length of employment: at least two years in the same field of work
- Income documentation accepted: Pay stub, last 2 year's Tax-return Report
- Credit Score: 720+
- No late payment or active collections
- Stable residence with a minimum of two years in past residence
- Cash Reserve: minimum balance of 3 times monthly rent
- Security deposit: \$5200.00
- All move-in costs paid by cashier's check or money order only

Address: 101 Gulf Stream Irvine, CA 92620

Applicant sign_____

Date_____

Housing provider sign_____

Signed by:
Jiajia Fung
68FEA81DD64FAA6

Date_____ 9/6/2026