Rental Leasing Requirements

In accordance with California Leasing Laws

Thank you for your interest in our rental. Please review the following leasing criteria. It is important to note that we comply with all local, state, and federal fair housing laws, and discrimination based on race, gender, sexual orientation, age, disability, and religion is strictly prohibited.

1. Application Process

- All adult applicants (18 years and older) must complete a rental application and pay the applicable non-refundable application fee.
- Identification and proof of income are required for all applicants.

2. Income Requirements

- Gross monthly income must be at least 2.5 times the rent.
- Acceptable forms of income verification include recent pay stubs, tax returns, or bank statements.

3. Credit History

- A credit check will be conducted on all applicants.
- Applicants must demonstrate satisfactory credit history.
- Minimum Credit: A credit score of 680 or higher is required, but individual circumstances will be considered.
- Negative credit factors, such as bankruptcies or collections, may impact on eligibility.

4. Rental History

- A minimum of one year of rental history is preferred.
- Applicants should not have a history of eviction or lease violations.

5. Background Check

- A criminal background check will be performed for all applicants.

- Certain convictions may disqualify applicants, especially those related to property crimes or violent offenses.

6. Section 8 Applications

- We welcome Section 8 applicants.
- Please note that we will not rely solely on credit reports as your ability to pay is essential.

7. Occupancy Guidelines

- The number of occupants permitted is based on the number of bedrooms in the apartment. Our guidelines are 2 per bedroom plus 1. For a 2-bedroom unit we will allow a maximum of 5 persons

8. Other Factors Will Also Be Considered

- Example: Ability to maintain a unit and conduct towards other tenants.

XX______________________________ Date__________________________

__________________________Print Name

Applicant's Name

This form has been created by the **Law Firm of Dennis P. Block & Associates**