Tenant Screening Checklist | 4700 Kraft Avenue | Valley Village

1. Income Requirements:

- Monthly gross income should be at least three times the monthly rent.
- Verification of income through recent pay stubs (last 2-3 months) or previous tax returns.
- Bank statements (last 2-3 months) verifying income.

2. Credit Score:

- A minimum credit score of 720 is required.
- Landlord will consider the full credit history, including payment history and debt-to-income ratio.
- Credit card usage should fall under 30%.
- All individuals over the age of 18 that will be occupying the property must fill out an application.

3. Rental History:

- Verification of a history of on-time rent payments and no evictions.
- Landlord and/or Listing Agent shall contact current Landlord for references to assess previous behavior.

4. Employment Stability:

- Proof of current employment, with a minimum of 6 months at the current job.
- Verification of income for different types of employment (full-time, part-time, freelance, etc.) through Item #1 of Income Requirements.

5. Background Check:

- Review of criminal history through Credit Reports.
- Verification of identity through government-issued ID will be required.

6. Other Requirements:

- Pet Policy: Pet limit shall be 1 dog not to exceed 15 pounds for an additional $25.00 Per Month
- Smoking Policy: Smoking will not be allowed on the Property.

7. Important Notes:

- Tenant will be required to obtain Liability Insurance for $300,000 and name the Landlord as an additional insured in addition to Renter's Coverage.
- Landlord reserves the right to call applicant's current Landlord (if applicable), prior to acceptance of application.
- Repairs under $120.00 are the Tenant's responsibility. The owner may provide a warranty for the repair or replacement of the refrigerator and stove if either breaks down. The washer and dryer are provided as is, and the owner will not repair or replace them.