Thank you for your interest in applying for the rental at 4 Toribeth Ladera Ranch.

Please carefully review the landlord's criteria for a tenant before applying. Application fees for RentSpree are NONrefundable.

Landlords Criteria:

1. Credit Score
    - Minimum 680
2. Income/ Job Verification
    - Gross monthly combined income > 1.5x monthly rent
    - Self-employed tenants: last 2 years of tax returns
3. Security deposit
    - 1 month's rent standard
    - Additional $500 deposit for pets
    - Refundable per California law, minus any damages (e.g., pet stains may require carpet or flooring replacement)
4. Reserves / Savings
    - Proof of at least 3 months/ worth of rent in savings or liquid assets
5. Pets
    - Maximum 1 pet allowed: second pet only with approval
    - Pet deposit: $500 refundable, based on condition of carpet/flooring
    - Tenant responsible for any damage caused by pets
6. Occupancy
    - Maximum 6 tenants per unit
    - All occupants must be listed on lease and any over the age of 18 must supply all of the documentation required
7. Referrals / References
    - Landlord references from previous two residences if available
    - No eviction history
8. Tenant responsibility
    - Tenant pays for any appliance, plumbing, or fixture damages caused by misuse or negligence
    - Tenant responsible for general upkeep and promptly reporting any maintenance issues
9. Lease / Term Requirements
    - Minimum lease: 12 months
    - Renewal terms discussed in advance
10. Documentation needed – can submit in the link below
    (everyone over the age of 18)
    - Government ID
    - Bank statements for the most recent 2 months
    - Pay stubs for the most recent 2 months

- Completed application for Rentspree
- Photos and description of pets

Rentspree Application Link: https://apply.link/yB6Rctw

Please contact Cindy Bistany with any questions!
949-735-1777