Written Tenant Screening Criteria

Applicable for Properties Located in Riverside and Fontana, California
Landlord/Property Manager: Jenny Wong
Property Address: 1778 Palermo Dr, Riverside, CA 92507
Date: 10/05/2026

Tenant Screening Criteria

Each applicant over 18 must complete a separate rental application and pay a non-refundable application fee (in compliance with **California Civil Code § 1950.6**).

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1. Income Requirements

- **Monthly gross income must be at least 3 times the rent.**
- **Minimum length of employment, at least two years at the same field of work.**
- **Cash Reserve: Minium balance of a 3 to 5 times monthly rent.**
- Income must be **verifiable** by:
    - Recent pay stubs (2–3 months)
    - Bank statements (last 2–3 months)
    - Tax returns (if self-employed)
    - Offer letter (for new employment)

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2. Credit History

- Minimum credit score: **700+**
- No open bankruptcies or late payment
- No unpaid collections or judgments related to housing
- Credit report will be obtained from a major credit bureau (e.g., Experian, Equifax, or TransUnion)

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3. Rental History

- Positive verifiable rental history for **past 2–3 years**
- No evictions or unlawful detainer actions within the last **5–7 years**
- No history of lease violations, property damage, or unpaid rent

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4. Criminal Background Check

- A background check will be performed in compliance with **California Fair Housing** and **HUD guidelines**.
- We evaluate:
    - Violent felonies
    - Drug-related offenses
    - Crimes involving property damage or danger to others
- Each case is reviewed individually considering:
    - Nature and severity of the offense
    - Time since the offense
    - Evidence of rehabilitation

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5. Occupancy Standards

- **Riverside and Fontana follow California State Guidelines:**
    - 2 persons per bedroom plus 1 additional person (e.g., 1-bedroom = max 3 occupants)

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6. Identification

- All applicants must provide a **valid government-issued photo ID** (e.g., driver's license, passport, or state ID).

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7. Application Fee

- The current **application fee is $50.00**
- This fee is **non-refundable** and used to cover background, credit, and eviction screening costs.

🚫 Grounds for Denial

An application may be denied for any of the following:

- False or incomplete information
- Insufficient income
- Poor credit or rental history
- Criminal record posing a risk to others or property
- Failure to meet criteria outlined above

⚖️ Fair Housing Compliance

We strictly comply with **Fair Housing laws** at the federal, state, and local level. We **do not discriminate** on the basis of race, color, religion, sex, gender identity, sexual orientation, national origin, familial status, disability, source of income (including housing vouchers), or any other protected status.

Applicant Acknowledgment
By submitting an application, you confirm you have read and understood the screening criteria above.

Applicant Print Name: _____

Applicant Signature: _____

Date: _____