

RENTAL APPLICATION COVER SHEET

1710 S. El Camino Real, Unit E106, Encinitas, CA 92024

BriggsTeam at Coldwell Banker Tri-Counties Realty

PLEASE READ FIRST... Tenant Screening Criteria

All occupants 18 years of age or older must individually qualify.

1. Good financial history – a minimum credit score of 700 or higher for each person over 18 years old living in the property
2. Clean background check and eviction check
3. Stable employment – same job or same industry for 2 or more years
4. Sufficient household income – a minimum gross monthly income of two to three times the monthly rent
5. Positive landlord, personal, and employer reference checks
6. Non-smoking or vaping tenants
7. Pets – 1 cat/dog may be considered – submit breed, sex, age, and indoor/outdoor
8. Maximum 5 occupants
9. Rent will be due on the 1st of each month
10. Proof of renter's insurance is required
11. Applicants must have seen the property

How to Apply

If you meet the criteria listed above, please complete the application through RentSpree ([\[RentSpree link\]](#)). Please also fill out the following information completely, and submit this sheet along with the requested documents below to **admin@briggsteamrealty.com**.

Your name: _____

Your email: _____

Your phone: _____

Number of tenants that will be living in the property: _____

Adults: _____ Children: _____

Monthly household gross income: _____

Estimated FICO score(s) for each person over 18: _____

Do you smoke or vape: Yes / No

Required Supporting Documents

Please scan and email the following supporting documents to
admin@briggsteamrealty.com:

- _____ Last 2 months' bank statements, all pages (must have bank name, tenant name and dates – account number may be blocked out)
- _____ Last 2 months' pay stubs for all wage earners (or last 2 years' tax returns for self-employed)
- _____ Copy of photo ID
- _____ Credit report dated within the last 30 days

Pam Briggs | Broker Associate, BriggsTeam | Coldwell Banker Tri-Counties Realty

909-631-0006 | admin@briggsteamrealty.com | BriggsTeamRealty.com | DRE #01920977