LEASE REQUIREMENTS

TO:	Lease applicants.
FROM:	SERGIO ARNOLD, CRS, GRI, ABR, SRES, e-Pro Coldwell Banker Realty CalBRE Lic. #01249651 Cell (818) 378-6113 Sergio.arnold@yahoo.com
RE:	10021 Forbes Ave., North Hills, CA. 91343
RENT:	$4,200/mo
SECURITY DEPOSIT:	$4,200
TOTAL MOVE-IN:	$8,400 due at lease signing via cashier checks.
LEASE PERIOD:	One year lease.
AVAILABLE DATE:	Available Now
PETS:	Sorry. No pets. No exceptions.
LANDLORD PAYS:	Weekly gardener.
TENANT PAYS:	All utilities.
APPLIANCES:	Kitchen refrigerator, dishwasher, built-in microwave, stove, washer and dryer, garage refrigerator.
SMOKING:	No smoking of any kind in home or premises.
RENTERS INSURANCE:	Tenant required to carry renter's insurance during term of Tenancy with a minimum liability of $500K. Landlord to be named as additional interest or insured.
Credit Score:	Credit score of 720 and above for all persons 18 and over.. Subject to Landlord approval.
Income Minimum:	Income 3 times rental amount. Verifiable income.
Direct Deposit:	Tenant to set up automatic direct deposit for monthly rent.

Lease Requirements
10021 Forbes Ave.
Page 2

APPLICATION DOCUMENTS REQUIRED:

1. All persons 18 years and older required to complete an Application to Rent and submit Credit report and background check and eviction report through RentSpree/Transunion on line (see attached flyer). $39.99 per Applicant paid on line.

   Visit following link to Apply Now!

   https://apply.link/1WsyNQw

2. Copies of last 3 months pay stubs. Verifiable income.
3. For self employed individuals, copy of most recent tax return with verifiable income.
4. Proof of funds: A. Copies of 3 most recent checking account bank statements(all pages). B. Copies of most recent statements for either savings, mutual funds or other funds.
5. Copy of driver license (front and back).
6. Documents (2-5 above) to be emailed to sergio.arnold@yahoo.com.
7. Incomplete applications may cause a delay and may not be considered.
8. Upon lease credit approval by landlord, tenant and/or their agent will be notified and listing agent will prepare lease for signing.

Sergio Arnold,
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