Screening Criteria For 427 Flycatcher, Irvine CA 91618

1) Minimum rent to gross household income ratio shall not exceed 35%.

2) Minimum length of employment of 2 years within the same field of work.

3) Income documentation accepted:

a) Last 1 full month of official pay stub, W-2, 2 months bank statements.

b) 1099 income – 2 years of 1099.

c) Other supporting income documents – SSI, Section 8, child support, etc.

4) Credit score should be 700 or higher.

5) No late payments or active collections (except medical collections) within the past 12 months. All collection accounts must provide explanation letter.

6) No Bankruptcy or Foreclosures within the past 7 years.

7) Stable residence record with minimum of two or more years in past residences (except during schools).

8) Cash-Reserve – savings or investment account with minimum remaining balance of 3 x monthly rent after payment of total move-in costs.

9) Only Small pets allowed, unless certified Service Animal.

10) All move-in costs paid by cashier's check only.

*Tenant and tenant agent must review above Screening Criteria first and only submit the income documentations on qualified tenants who meet the Screening Criteria. Upon landlord's tentative approval of the screening documentations, then the application link will be sent to tenant to apply. Tenant understands if the landlord runs the credit report or other tenant screenings after this Screen Criteria is provided to tenant, landlord is not obligated to refund any screening fee incurred to tenant even if the tenant's application is not accepted by landlord.