LEASE REQUIREMENTS

TO:	Lease applicants.
FROM:	SERGIO ARNOLD, CRS, GRI, ABR, SRES, e-Pro Coldwell Banker Realty, Agent CalBRE Lic. #01249651 Cell (818) 378-6113, Sergio.arnold@yahoo.com
RE:	2616 N. Beachwood Dr. #4, Los Angeles, CA. 90068
RENT:	$2,995/mo base rent.
OTHER FEES:	$1.61/mo for City of LA RSO fee. $5.66/mo for City of LA SCEP fee
TOTAL MONTHLY PAYMENT:	$3,002.27
SECURITY DEPOSIT:	$2,995
TOTAL MOVE-IN:	$5,997.27 due at lease signing via cashier checks.
LEASE PERIOD:	One year lease.
AVAILABLE DATE:	Available now.
PETS:	One dog under 30#s or one cat. Submit breed, sex, age, weight and disposition. No loud barking dogs. Submit pic and info for landlord approval.
LANDLORD PAYS:	Water, trash removal and landscaping.
TENANT PAYS:	Electricity and gas. Plus any desired services such as WI-FI, cable, phone.
APPLIANCES:	Refrigerator, dishwasher, stove.
SMOKING:	No smoking of any kind in home or premises.
PARKING:	1-car parking. Restrictions Wed. and Thursdays 6-10am for trash bin removal.
RENTER'S INSURANCE:	Tenant required to carry renter's insurance during term of tenancy with a minimum liability of $100K. Landlord to be named as additional interest or insured.
Credit Score:	Credit score of 700 and above for all persons 18 and over.. Subject to Landlord approval.
Income Minimum:	Income 3 times rental amount (negotiable). Verifiable income.
Direct Deposit:	Tenant to set up automatic direct deposit for monthly rent.

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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/twMHP0Q

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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