Standard Lease Qualification Policy

2582 Bungalow Place #70, Corona del Mar, CA 92625

I. Lease Qualification Standards

- Completed Rental Application From Each Adult Occupant
- Government-Issued Photo Identification
- Credit and Background Screening, Score of 650+
- Income Minimum 3x Monthly Rent (3.5x–4x Preferred For Luxury Properties)
- Asset-Based Qualification: 2–3x Monthly Rent In Liquid Reserves
- Employment Or CPA Verification If Applicable
- Incomplete Applications Will Not Be Processed
- No Co-Signers or Guarantors: Applicants must qualify independently based on the criteria above

II. Lease Risk Management Standards

- Late Fee: 5% Of Monthly Rent After Grace Period
- Renter's Insurance: $500,000 Minimum Personal Liability Coverage
- Landlord To Be Named As Additional Insured Or Additional Interest
- Attorney Fees: Prevailing Party Clause Capped At $20,000
- Automatic ACH Rent Payments Required
- Security Deposit: In Compliance With California Law

III. Standard Rules & Regulations

- Compliance With HOA Rules: Tenant Must Comply With All HOA Rules; Violations Constitute Breach Of Lease
- General Conduct: No Nuisance Or Excessive Noise; No Smoking Inside Home, Garage, Or Common Areas
- Parking: Garage Must Accommodate Two Vehicles; No Obstruction; No Long-Term Street Parking (96+ Hours); No Vehicle Storage; HOA Rules Supersede
- Trash & Recycling: Store Bins Inside Garage; Curb No Earlier Than 6 PM Before Pickup; Return By 8 PM Pickup Day
- Property Care: Maintain Clean Interior; No Exterior Alterations Without Landlord & HOA Approval; No Visible Storage; Drip Basins Required
- Plumbing & Surfaces: Only Toilet Paper Flushed; Porous Countertops Must Be Cleaned Immediately
- Use Restrictions: No Subleasing; No Business Activity; Large Gatherings Require Landlord Approval
- Contractors: Must Comply With HOA Rules; No Obstruction; Remove Debris
- Enforcement: Tenant Responsible For HOA Fines; Treated As Additional Rent; Repeated Violations May Terminate Lease

Tenant Intake Form

2582 Bungalow Place #70, Corona del Mar, CA 92625

Full Legal Name _____

Date Of Birth _____

Phone _____

Email _____

Current Address _____

Employer/Business _____

Monthly Gross Income _____

Liquid Assets _____

Occupants (Names & Ages) _____

Pets (Type & Weight) _____

Preferred Lease Term _____

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