Thank you for your interest in 804 Calle Montera!

Below are the Rental Property Owner's (RPO) requirements for Application to Rent.
If you have a unique situation, let's chat!

- Each adult applicant will need to complete the Listing Agent provided C.A.R. Application to Rent form.
- Each adult applicant to provide a copy of all (3) Credit Bureau Reports & Scores (preferred minimum credit score - 700). Free reports can be obtained from each credit bureau (Transunion, Experian, & Equifax) or you can choose to pay for copies. Please contact the credit bureaus directly if you need assistance on pulling them.
- Each adult applicant will need to provide income verification documentation. Minimum Proof of Income 2.5x the amount of rent (combined household income before taxes) is preferred. Below are some of the forms of documentation that the RPO considers acceptable for income verification purposes. As every applicants situation varies, additional information and documentation may be required on a case-by-case basis.
  - Copy of most recent pay stub(s) to verify income over the past 60 days.
  - Most recently filed tax return - typically the first 3 pages are all that is needed but could vary case by case. If self-employed, both business and personal may be required.
  - Most recent Profit & Loss statement and Balance Sheet and most recent Profit & Loss Statement (self-employed).
  - Most recent consecutive 2x months bank statements (both business and personal may be required).
  - Letter of Employment or Employment Offer Letter.
  - Social Security Income Statement
  - Disability Insurance Statement
  - IRS Form 1099-MISC
  - CPA Letter
  - Court-ordered agreement
- Once the application(s) and financials are approved, each adult applicant will receive a link to complete their Background/Criminal Screening ($19.95 per adult screening fee paid directly to Tenant Background Search).
- The typical application processing, verification, and screening time can take up to 1-2 business days.
- Once the application(s) is processed and applicant is offered and accepts tenancy, a lease agreement will be sent to both the Tenant and RPO for signature.
- Upon fully executed Lease Agreement, 1st month's rent and security deposit are due.
- Proof of Renters Insurance is required prior to move-in.
- Social Security Number and a copy of your Driver's License/ID/Passport (or other acceptable ID) is required for RPO's file, prior to move-in.
- Tenant will be responsible for SDGE, water/sewer, trash, and any elected utilities such as cable/internet. The home has Solar, however Tenant is responsible for electricity costs outside of what Solar covers, as well as the annual true-up bill.
- HOA maintains the front landscaping outside of the front gate. Tenant to do light backyard cleanup, daily maintenance, and maintain a watering schedule via the sprinkler system. RPO will provide seasonal landscaping cleanup.



Melissa Pascual
BROKER ASSOCIATE
DRE#02046311



Melissa M. Pascual | DRE 02046311
KW | Broker Associate
Direct: 805.433.2747
melissa@melimarmonte.com
www.melissaprealestate.com