Authentisign ID: 37B8B2B0-9E6A-F111-8FCA-002248359474

Tenant Screening Criteria

Property Address: 1639 Aspen Village Way, West Covina, CA 91791

To ensure a fair and consistent application process, all applicants will be evaluated using the following criteria:

Income Requirements

- Minimum gross monthly household income: 2.5 times the monthly rent.
- Verifiable income documentation is required, including but not limited to:
  - Recent pay stubs
  - W-2s
  - Tax returns
  - Bank statements
  - Offer letters or other proof of income

Employment History

- Applicants should demonstrate stable and verifiable employment and income. A minimum of 2 years of employment history in the same or related field is preferred. Employment history will be evaluated as part of the overall application review.
- Self-employed applicants may be required to provide additional documentation.

Credit Requirements

- Credit history will be evaluated as part of the overall application review. While a credit score of approximately 720 or higher is preferred, all applications will be considered based on the overall strength of the application.
- No recent late payments, charge-offs, collections, judgments, or bankruptcies.
- Credit history will be reviewed as part of the overall application.

Rental History

- Minimum of two (2) years of positive rental history.
- No prior evictions or unlawful detainers.
- Positive references from previous landlords may be required.

Cash Reserves

- Applicants should demonstrate available cash reserves equal to three (3) to five (5) months of rent after move-in costs.

Move-In Funds

- Security deposit and first month's rent must be paid with certified funds, cashier's check, or other approved payment method prior to occupancy.

Occupancy Standards

- Occupancy must comply with local, state, and federal housing regulations.



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- Maximum occupancy is five (5) persons. All occupants age 18 or older must be identified on the rental application and are subject to landlord screening and approval.

Background Screening

- All applicants age 18 and older must submit to a background check, credit report, eviction history review, and rental application screening through RentSpree at the applicant's expense.

- Background checks may include:
  - Credit report
  - Rental history verification
  - Employment verification
  - Public records review

Equal Housing Opportunity
All applicants are evaluated in accordance with applicable federal, state, and local Fair Housing laws. Screening criteria are applied consistently and without discrimination based on any protected class.

Pet Policy

- No pets are permitted on the premises.
- Exceptions will be made as required by applicable law for service animals and approved assistance/support animals.

The landlord reserves the right to consider the entirety of each application and to evaluate compensating factors, including but not limited to income, assets, rental history, and overall qualifications. Meeting the above criteria does not guarantee approval.

Landlord: Peiyuan Huang AuthentiSIGN' Peiyuan Huang
Address: 1639 Aspen Village Way, West Covina, CA 91791
Date: June 17th, 2026 06/17/26