

LEASE REQUIREMENTS

TO: Lease applicants.

FROM: SERGIO ARNOLD, CRS, GRI, ABR, SRES, e-PRO
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RE: 3801 Legion Lane, Los Angeles, CA. 90039
ATWATER VILLAGE

RENT: \$3,550/mo

SECURITY DEPOSIT: \$3,550

TOTAL MOVE-IN: \$7,100 due at lease signing (via cashier checks)

LEASE PERIOD: One year lease.

AVAILABLE DATE: Available Now

PETS: 1 dog under 40#s or 1 cat. Please provide pic of cat or dog breed, age, weight, M/F and dog disposition. No loud barking dogs. Subject to landlord approval. \$500 additional deposit for landlord approved pet.

TENANT PAYS: All utilities: Electricity, gas, water, trash removal, sewer. And any Desired WIFI, cable, phone service.

PARKING: 1 assigned uncovered gated parking.

APPLIANCES: Stove, refrigerator, built-in microwave, stackable washer and dryer.

OTHER: 3 wall AC units included. Brand new patio furniture included: Table, 4 chairs and umbrella.

LAUNDRY: In unit brand new stackable washer and dryer.

SMOKING: No smoking of any kind. No vaping.

RENTERS INSURANCE: Tenant required to carry renter's insurance during term of Tenancy with a minimum \$300K liability. Landlord to be named as additional interest/insured.

Credit Score: 700 credit score and above.

Income Minimum: Income 3 times rental amount. Verifiable income.

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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 RentSpree link to Apply Now!

<http://apply.link/8JC-FUs>

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 bank statements (all pages).
 - b. 1 Copy of most recent bank statements for other funds such as savings, Money market, mutual funds, etc.
5. Copy of driver license for each person 18 years and older required.
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.

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