Criteria for each applicant

1 Gross monthly income per applicant > (3 times monthly rent / Number of applicants)
2 Credit Score for each applicant >= 675
(Will consider 600-675 with 4x income)
3 Max credit applicants = 4
4 Not Convicted of or pleaded no contest to a felony within the last 7 years
5 No previous evictions or non payment of rent within the last 7 years
6 No bankruptcy within the last 7 years
7 No delinquent accounts or late payments as per credit report
8 Verifiable income for current and prior year, via paystubs or bank statements or W2, or tax returns.
(Please provide name and number where we can reach your employer)
9 Rental history of 12 months with same landlord, or house ownership of 12 months, with no missed payments
(Please provide address and landlord contact info)

Criteria for when there are multiple offers to rent

Applications with max combination of below characteristics will get preference
1 Annual prepayment for entire lease duration.
2 Higher Credit Score
3 Higher total verifiable income
4 Fewer number of joint applicants per application
5 Longer length of stable employment with same employer
6 Longer residence history

Conditions for renting

1 No sub-letting for short or long term. All adults over 21 must be listed as co-applicants on the lease. 2 Residential use only, no running of business from premises, or listing premises as a business address. 3 Security Deposit is equal to 1 months rent, as allowable by (AB 12) beginning July 1, 2024, for small landlords. 4 Rent is due monthly with first payment on start of lease. Late fee $100 if rent not received by 10th calendar day after due date. 5 NO Pets of any kind.. 6 Liquid filled furniture or matresses will require proof of $100K insurance paid by tenant
7 Maximum lease term 1 year lease with potential renewal

Conditions for lease termination

1 Monthly payments (partial or full) delayed by >=30 calendar days
2 Falsification of information provided in application
3 Complaints from neighbors about noise or unruly behavior
4 Failure to follow HOA rules
5 Any illegal activity on premises (as determined by California or federal law)