

YALE MANAGEMENT SERVICES

QUALIFYING CRITERIA FOR RENTING

These criteria are equally applied to all persons, regardless of race, color, creed, religion, and familial status. They are not intended to be sole, objective criteria whereby Management makes a decision whether to rent to a prospective resident or not.

A Photo Identification is required to be shown prior to touring our community.

For questions call 818-710-9115 or visit <https://www.yalemanagementservices.com/listings?search=8750+sepulveda>

Gross Household Income:

Must total a combined minimum of (3) **three times** the rental rate of the unit. No prior evictions or collection records for non-payment of rent.

Required Paperwork:

(1) Valid Drivers' License, (2) Social Security Card, (3) Last three pay stubs, (4) Three months' full bank statements; ID & Income online verification are required

Number of Occupants:

There must be no more than (2) two residents in a studio, (3) three residents in a one-bedroom apartment. No more than (5) five residents in a two-bedroom apartment. (7) residents in a three bedroom.

Co-Signers/ Self Employed:

No out of state co-signers. 700 minimum credit score required. 3 years' prior tax return and the last three months of bank statements showing income of 3 times the rent amount.

Rental History:

Must provide verifiable positive rental references for the past 5 years.

Credit:

650 Minimum credit score required. No bankruptcies in the last 7 years unless a minimum of three positive accounts have been established with no further negative accounts. 600-650 credit score requires a cosigner.

Security Deposit:

Equals to one month of rent. Payment of the full security deposit holds the apartment for two weeks.

Application Fee:

\$50 non-refundable application fee per adult 18 and older. All adults 18 years and older must submit an application at <https://www.yalemanagementservices.com/listings?search=8750+sepulveda>

Liability Insurance:

You are required to purchase and maintain a renters personal liability insurance policy which provides limits of liability to third parties in an amount not less than \$100,000 per occurrence through an insurance company or insurance agent authorized to issue insurance in this state. Personal property coverage also required. All residents in your unit must be covered by a personal liability insurance policy that includes personal property coverage.

Pets:

Maximum of 2 pets allowed. Maximum **weight 35lbs**. No german shepherds, no rottweilers, no pitbulls. Pet fee \$50/mo/per pet. Service animals welcomed at no cost, must provide property documentation with your online application.

We do *not* accept cash at any time. All monies due prior to occupancy must be paid in cashiers' check or money order. Tenant warrants that all statements in tenant's rental application are accurate. Tenant authorizes lesser to obtain tenant's credit report at time of application and periodically during tenancy in connection with approval, modification, or enforcement of rental agreement. **INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED, MAKE SURE YOU HAVE ALL OF THE ABOVE BEFORE APPLYING.** Insurance can be provided **AFTER** the application has been approved, and before you receive keys.

Applicant Signature _____

Applicant Signature: _____

Applicant Signature _____

Applicant Signature: _____

Alonso Real Estate Group and RE/MAX Gateway Commercial ("Listing Agent") is retained for soliciting the property only, Listing Agent will not be managing the property nor reviewing applications. All applications and property management related questions to be directed to Yale Management Services office 818-710-9115. <https://www.yalemanagementservices.com/listings?search=8750+sepulveda>