

Tenant Screening Criteria

To qualify for tenancy, applicants must meet the following criteria:

- **Application Completion:**
 - A completed and signed rental application is required from each adult occupant.
- **Identification:**
 - Valid government-issued photo identification is required.
- **Income Verification:**
 - Applicants must provide verifiable income documentation (e.g., pay stubs, tax returns).
 - Income should generally be at least [X] times the monthly rent.
- **Rental/Homeownership History:**
 - Positive rental or homeownership history is required.
 - Verification from previous landlords or mortgage holders may be obtained.
 - History of evictions may be grounds for denial, with consideration of the circumstances.
- **Credit History:**
 - A credit report will be obtained with the applicant's written consent.
 - Credit history will be reviewed for responsible financial behavior.
 - Adverse credit history will be reviewed on a case by case basis.
- **Criminal History:**
 - A criminal background check may be conducted.
 - We will comply with all applicable California laws regarding the use of criminal history in tenant screening.
 - Only Convictions that are directly related to the safety of the property, and other tenants will be considered. Arrests will not be considered.
- **First Qualified Applicant:**
 - We will select the first qualified applicant who meets all screening criteria.
- **Non-Discrimination:**
 - We comply with all federal and state fair housing laws. We do not discriminate based on race, color, religion, sex, national origin, disability, familial status, source of income, or any other protected characteristic.

