Qualification Criteria for Renting

Below are the requirements for renting at the property located at:
4965 S. Centinela Ave.

Applicant Requirements:
All applicants (18 years or older) applying must have:

- A favorable credit history with a minimum credit score of 700, or, for rent subsidy recipients, alternative verifiable proof of ability to pay rent.
- Verifiable household income source that is at least 3 times the monthly rent
- Copy of a photo ID
- No prior unlawful detainers, evictions, collection records for non-payment of rent, or undischarged bankruptcies
- No more than 2 negative items on the credit report
- Renter's Insurance (must present prior to move-in)
- Favorable references from current and previous landlords
- A fully completed and signed rental application for each applicant 18 years or older
- Applicant must not have any criminal or civil misconduct convictions for crimes considered harmful to people or property (Unless exempted by local law)

Required Documents – ***Please bring the following with your completed application to rent.***

1. **Photo ID:** All applicants must provide photo identification and Social Security card. Acceptable photo identifications include, but not limited to: state issued identification card or driver's license; passport, any other government issued photo identification. *(Note: Military ID cards may not be copied)*

2. **Proof of Income** –
   - Three recent pay stubs, proof of child and/or spousal support payments; proof of social security income, disability or other government income, proof of retirement or trust fund account; etc.
   - Three months both savings and checking account bank statements
   - Combined gross monthly income of all lease holders must be at least ____ times the monthly rent. *Self-employed applicants must bring copies of the past three year's tax returns.*

3. **Application Fee** – An application fee *(cash, money order, Zelle, or cashier's check)* in the amount of $_____for the purpose of obtaining tenant screening reports is required for EACH application.

4. **Proof of Renter's Insurance** - Prior to moving in, you must provide the Declaration Page showing:
   - Liability Coverage Amount: ☑ $100,000 ☐ $250,000 ☐ $500,000
     ☐ Liability Coverage including EV Car Charger: 10X Annual Rent
   - Policy equal to or greater than the term of the lease
   - The property and address added as additional insured (to notify landlord, in case policy is terminated)

If you have any questions, please call us at 310-560-9067.

WE FOLLOW ALL FEDERAL & STATE HOUSING LAWS AND DO NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR HANDICAP.