

Screening guidelines: All individuals planning on living at the property over the age of 18, must apply.

For more details regarding this unit, please visit our website at www.residentialequitymgmt.com

*Please email Agent at janelle@residentialequitymgmt.com for details & showing time schedule.

QUALIFICATIONS:

The following items are used as criteria to determine whether a resident will be accepted for a rental home with Residential Equity Management.

1. The total income for the household must be at least 3 times the monthly rent. All income must be lawful and verifiable. We will ask for a current pay stub for each applicant. Other forms of verification may include: IRS 1040 (first 2 pages), court documentation, or county aid documentation. This property accepts State/Federal Housing subsidy programs as a source of income.
2. A credit & unlawful detainer check will be ran.
3. Landlord history will be verified for at least the last 2 years & employment verification. Again, if any applicant has had an eviction, the application will be declined.
4. A credit score of at least 650 is normally required.
5. Co-signer: only if noted as such in property terms.
6. All adults (18 years and older) must complete a separate application and application fee.
7. Renters Liability Insurance is required at a minimum of \$100,000.

Lease terms are (usually) 1 year in length, and renewable at the end of each term upon evaluation of the tenant's payment history, adherence to the terms of the lease & owner approval.

Security deposits and first month's rent must be paid in the form of a money order or cashier's check prior to occupancy. Once your application is approved, applicant(s) will have 24 hrs (business days) to decide on such property and to place a security deposit. Properties are typically held for no more than 21 days.

We DO NOT accept the Zillow rental application. You must apply through our website at www.ResidentialEquityMgmt.com or request a paper application from our office. Residential Equity Management does NOT advertise on Craigslist or Facebook Marketplace.

*We Do Business in Accordance with State and Federal Fair Housing Laws. It is Illegal to Discriminate Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin.

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