



APPLICATION REQUIREMENTS

- APPLICANT:** All persons 18 years and older, or emancipated minors with written proof of legal emancipation, are required to fill out an application.
- AGE:** Applicants must be at least 18 years old, or legally emancipated with written proof of legal emancipation.
- INCOME:** Legal, verifiable household income of at least three times the monthly rental rate, which is paid directly to the applicant or a representative of an applicant. We will accept written proof of all such income including, but not limited to, current paystubs, bank statements (if self-employed), I20, tax returns, or W2's, military benefit statements, proof of retirement or investment income, Social Security, welfare, disability or other government income, spousal support, child support, student loans, I-20 or other legal, verifiable income.
- PREVIOUS RESIDENCE:** A payment history of not less than 2 years in a timely manner. Applications which meet all other criteria but who lack rental history will be conditionally approved with a co-signer or a security deposit of equal to the maximum allowable under California law.
- RENT:** Rent is due and payable in full on the first of each month.
- CASH:** We do NOT accept cash for security deposits, rent, late rent fees, etc.
- PETS:** No dogs, cats, birds, reptiles, rodents, fish or other exotic animals are permitted unless authorized in writing by owner/management. Additional deposits are required based on the size and type of pet. Assistive animals for residents with disabilities are not considered pets, but still require our prior written consent. All requests for assistive animals will be handled in accordance with federal/state fair housing laws.
- FEES:** A \$35 application fee must be submitted for each applicant, including co-signors; no exceptions.
- CREDIT STATUS:** We will access and verify your credit standing through a national credit reporting agency. Minimum 620 FICO credit score required. Application will be denied for any or all of the following reasons:
- 1) Furnishing false information on the application.
 - 2) Incomplete or unsigned rental application.
 - 3) Household income is insufficient to cover 3 times rent. Co-signor income is insufficient to cover 5 times rent.
 - 4) Any current disputes with landlords or prior evictions in the last three years including outstanding balances due or unpaid unlawful detainer judgments.
 - 5) More than one (1) instance of nonpayment, or late payment, of rent within a 12-month month period, or more than one (1) instance of non-financial lease violations within a 12-month period.
 - 6) Unverifiable income.
 - 7) Open bankruptcy.
 - 8) Expressing hostility or demonstrating abusive behavior or language with management staff during application processing.

I have read the foregoing and understand the terms of the application process. I hereby authorize to release information to Carmazzi Real Estate to verify my credit, rental and income history. Please sign and date this *Application Requirements* page and return it along with your Application to Rent, proof of income, copy of government-issued photo ID and \$35 application fee per applicant.

Applicant Signature

Print Name

Date

Rental Premises Address: _____

We do not discriminate based on race, color, religion, national origin, sex, familial status, disability, marital status, age, ancestry, sexual orientation, medical condition, gender, gender identity, gender expression, genetic information, source of income, citizenship, immigration status, primary language spoken, any arbitrary characteristic, perception, association, or any other basis protected by federal, state, and/or local law.