

## Qualification Criteria (1936 West 83<sup>rd</sup> St LA CA 90047)

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

### RESIDENCY REQUIREMENTS – NO EVICTIONS

- No prior unlawful detainers, evictions, or collection records for non-payment of rent
- Favorable references from current and previous landlords
- Fill out and sign the Rental History Verification

**INCOME REQUIREMENTS** – Combined gross monthly income of all lease holders should be at least 3 times the monthly rent. Proof of income must be submitted with application to be considered. Acceptable proof of income include:

- Two most recent paycheck stubs with YTD total
- Previous 2 year's tax return, (2) W-2, or (2) 1099
- Fill out and sign the Authorization and Verification of Employment
- 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
- Self-Employed: 3 personal tax return and 3 months personal bank statements (same account) to show sufficient income of at least 3 times the amount of rent.

**CREDIT REQUIREMENTS** – applicant(s) must have a verifiable credit history and report that demonstrates a willingness to pay financial obligations in a timely fashion, unless covered by SB 267.

- Applicant must have a FICO score of at least 650
- Applicant should have no more than 25% negative/derogatory accounts
- Bankruptcies must be discharged and at least 7 years old

**CRIMINAL CONVICTIONS:** You will be denied if you have a conviction for any type crime that would be considered a threat to real property or the ability of other residents to peacefully enjoy the premises.

**APPLICATION SCREENING FEE – **Note: Application Fee will be collected upon Request Only.**** \$45 application fee for the purpose of running tenant screening credit & background reports is required for EACH Adult applicant. \* **Cash, Cashier's check or Money order for each applicant over the age of 18. NONE-REFUNDABLE Screening Fee.**

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**SECURITY DEPOSIT REQUIREMENTS** – All rent, deposits and fees required for move-in must be paid in full prior to move-in via. Total due by move-in:

- **First month's rent** \$3,550
- **Security deposit** \$3,950 On Approved Credit Score Only
- **TOTAL** \$7,500 Cash, Cashier's Check, or Money Order is due by move-in date.

### **RENTERS INSURANCE (REQUIRED)** –

Prior to moving in, you must provide the Declaration Page showing:

- Minimum of \$250,000 liability coverage
- Policy equal to or greater than the term of the lease
- \* EV owners only: Liability Coverage including EV Car Charger: 10X Annual Rent
- The name and address below must be added as additional insured (to notify landlord, in case policy is terminated):

**Attn: Hampton & Associates**  
**PO Box 10942**  
**Marina del Rey, 90295**

**UTILITIS** – Tenant pays for Water and Electricity (DWP) and Gas (Gas Company).  
Owner pays for Gardener.

### **Required Information to Be Submitted with the Application**

Required (5) documents, accompany your rental application:

1. Copy of valid California Driver's License I.D.
2. Copy of Social Security Card
3. Authorization and Verification of Employment (signed)
4. Rental History Verification (Signed)
5. Proof of Income: Current paystubs, Self-employed - 1099 applicants, your last two years of tax return

***ALL LINES MUST BE FILLED IN ON APPLICATION FORMS.*** If a line is inapplicable to you, you must place an "N/A" on the line. Inaccurate, false, or materially misleading information will disqualify applicant as a prospective renter. We require a photo I.D. -Driver's license or State Issued ID card and Social Security card