



## RENTAL QUALIFICATIONS

1. **RENTAL HISTORY:** Applicant shall have a minimum of one (1) year's accumulated rental history or ownership of primary residence in their name. Evictions or judgments will not be accepted.
2. **INCOME REQUIREMENTS:** Applicant shall be at the same job or within the same industry for one (1) year or more and **gross three (3) times the rent**. The job and income **MUST** be verifiable. Applicant's other monthly obligations will be taken into consideration when determining applicants ability to pay rent.
3. **CREDIT HISTORY:** Applicant shall have good credit history. Credit reports with collections accounts, liens, evictions, judgments, bankruptcies, or repossessions may not be accepted.

All apartments shall be considered available until LA's Best Property Management, Inc. has received a money order or cashier's check for all move-in costs and a lease has been fully executed. Once a COMPLETED application is submitted, processing can take anywhere between 1-5 business days. Oftentimes, we receive multiple applications for a unit. Applications are processed on a first come, first serve basis. The most qualified applicant based on the rental qualifications above will be offered to lease a unit if received on the same day.

### **TO ENSURE SWIFT PROCESSING OF YOUR APPLICATION, THE FOLLOWING DOCUMENTATION MUST BE PROVIDED:**

- Completely filled out and signed application for EACH ADULT OCCUPANT with a \$45 non-refundable processing fee in the form of cash, check, or electronically via PayPal (send to rentals@lapropertymgmt.com). If the credit check is NOT processed, your \$45 fee will be refunded up to 30 days after submission of application. No refunds will be given after 30 days.
- Copy of driver's license, state ID, or passport with applicable visa for each adult occupant. Your signature on your application must match your form of ID.
- Written verification for all income represented on the applications proving income 3 (three) times rent. Acceptable forms of verification are most recent pay stubs, income tax return, 1099, W-2 forms, and/or bank statements showing direct deposits. For those beginning new employment, a signed and dated offer letter with firm start date will also be considered.

IF THE APPLICANT IS APPROVED:

Upon signing the lease, applicant must also provide first month's rent and security deposit must be paid in the form of a money order or cashier's check by the applicant in his/her name ONLY. Third party cashier's checks, money orders, or other forms of payment will NOT be accepted. Applicant must have all move-in money no later than 1:30 pm the following day of acceptance of the application. Applicants with roommates must have all monies in at the same time – partial payments will not be accepted.

CO-SIGNER MAY BE CONSIDERED:

- For students – please provide proof of enrollment (i.e., current enrollment form, acceptance letter, I-20).
- Co-signer must be a resident in the state of California. We will not consider an out of state co-signer.
- A co-signer is one who will guarantee the rent for another person but will not live in the unit. Co-signer must submit a complete application and \$45 processing fee, as well as be on the lease/rental agreement.
- In order to qualify, a co-signer must be able to cover his/her own bills and other living costs, PLUS the rent of the applicant's unit. The co-signer is subject to the qualifications listed above.
- No dog, cat, bird, or other domestic pet or animal of any kind may be kept on or about the rental premises, unless agreed upon in writing. It is understood that any false, fraudulent, and/or misleading information will be an immediate ground for rejection of the application.

Application read and received a copy of rental qualifications:

Property address: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## LA'S Best Property Management Inc.

2918 Santa Monica Blvd Ste D, Santa Monica CA 90404 310-450-1444 FAX 310-450-1551 or  
rentals@lapropertymgmt.com

[www.lapropertymgmt.com](http://www.lapropertymgmt.com)

**FOR YOUR APPLICATION TO BE COMPLETE, PLEASE INCLUDE THE FOLLOWING:**

1. \$45.00, non-refundable processing fee (Pay online via PayPal)
2. Your **two** most recent pay stubs and/or current W2 form
3. Visual Proof of Driver's License or State ID.

**Each adult over the age of 18 must fill out a separate application.**

**APPLICATION TO RENT (Please indicate address):**

**Applicant Information**

First Name:		Last Name:		Middle:	
Date of Birth:		SSN:		Driver's License# State:	
Home Ph# ( )		Work Ph# ( )		Cell # ( )	
Current Address:		City:		State: Zip:	
Current Landlord:		Address:		Ph# ( ) Fax# ( )	
Own _____ Rent _____		Monthly mortgage payment or rent: \$		Duration of tenancy:	
Previous Address:		City:		State: Zip:	
Previous Landlord:		Address:		Ph# ( ) Fax# ( )	
Own _____ Rent _____		Monthly mortgage payment or rent: \$		Dates of occupancy:	
Have you ever filed bankruptcy? Yes ___ No ___		If yes, when?			
Have you ever been sued for eviction? Yes ___ No ___		If yes, when?		If yes, how many times?	

**Employment Information**

Current employer:			
Employer address:		How long?	
Phone:		Fax:	
City:		E:mail:	
State:		ZIP Code:	
Position:		Annual Income: Monthly Income:	
Hourly Salary (Please circle)			

**Emergency Contact**

Name: (must be a person not residing with you)			
Address:			
City:		State:	
ZIP:		Phone:	

**Credit References**

Bank Name:		Address:	
Checking Acct#		Savings Acct#	
		Phone:	

**Vehicle Information:**

Vehicle-1	Make/Model:	Year:	License#
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**Other Occupants or Co-Applicant**

Name:	Relationship	Phone:
DOB:	Address:	
Name:	Relationship	Phone:
DOB:	Address:	

**Do you intend to have an animal live at the premises with you?** \_\_\_\_\_

**I certify that to the best of my knowledge all statements are true and complete. I hereby authorize LA's Best Property Mgmt Inc. to verify all information in this application, and to use the information on this application to further investigate my credit and criminal record. I agree to pay \$45 non-refundable processing fee.**

Signature of applicant:	Date:
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