



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 (700 +). 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 \$50 non-refundable processing fee in the form of cash, check, or electronically via Venmo (send to @Vanessa-Pineda). If the credit check is NOT processed, your \$50 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 \$50 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.

2926 Santa Monica Blvd, Santa Monica CA 90404 310-450-1444 FAX 310-450-1551 or
 rentals@lapropertymgmt.com
www.lapropertymgmt.com

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

1. \$50.00, non-refundable processing fee (Pay online via Venmo: @Vanessa-Pineda)
2. Your most recent pay stubs (2 months), last two bank statements and/or W-2.
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 # () Email:	
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, how many times?		

Employment Information

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

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#	
-----------	--	-------------	--	-------	--	----------	--

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 \$50 non-refundable processing fee.

Signature of applicant:		Date:	
-------------------------	--	-------	--

