



## RENTAL QUALIFICATIONS

1. **RENTAL HISTORY:** Applicant shall provide a verifiable rental history or ownership of primary residence in their name unless the applicant lacks a rental history or landlord references. In the event the applicant lacks a rental history or landlord references, the applicant may provide lawful verifiable alternative evidence that the applicant will be a reliable tenant, including but not limited to personal references. Should additional information be required, the applicant shall provide information within 3 business days.

2. **INCOME REQUIREMENTS:** Applicants shall have a lawful and verifiable source of income, which includes, but is not limited to employment income, savings, government benefits (i.e. Veteran's benefits, Social Security, Supplemental Income, a government rental subsidy such as Section 8, etc.), Pension benefits, Retirement benefits, Investments, Savings, or third-party financial assistance (with a qualified co-signer). Each applicant must earn a **gross income from all lawful, verifiable sources of three (3) times the applicant's share of rent, based on the aggregate income of all persons proposing to reside together.** All Applicants' other monthly obligations will be taken into consideration when determining the applicant's ability to pay based on the Applicant's gross income. Applicants with a government rent subsidy is subject to an additional qualification disclosure (Exhibit A).

3. **CREDIT HISTORY:** Except for an Applicant using a government rental subsidy, the Applicant shall have a good credit history and a credit score of at least 700. Credit reports with collections accounts, liens, evictions, judgments, bankruptcies, or repossessions may not be accepted. With respect to Applicants using a governmental rental subsidy, the financial standard will only consider the Applicant's ability to pay their share of rent. If the Applicant chooses, LA'S Best Property Management will not base its financial decision solely on the Applicant's credit history, and take into consideration other lawful, verifiable, alternative evidence of the Applicant's reasonable ability to pay their share of the rent. Lawful verifiable, alternative evidence includes, but is not limited to, government benefit payments, pay records, and bank statements. Should the Applicant choose to provide an alternative to credit history, the Applicant shall have 3 business days from the application date to submit such information to LA's Best Property Management.

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.
- For those beginning new employment, a signed and dated offer letter with firm start date will also be considered to determine income eligibility.
- Third party vendor (Experian) does not make the decision whether or not to rent the unit.
- Applicant must identify all sources of income Applicant wishes to be considered and provide supporting documentation.

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.
- With the exception of an emotional support or service animal, 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. If the Applicant has an emotional support or service animal, a request for reasonable accommodation must be submitted with verification of the Applicant's qualified disability and need for the accommodation. 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.**

1139 23rd STREET, Santa Monica CA 90403 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. \$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, when?		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#
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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 \$50 non-refundable processing fee.**

Signature of applicant:	Date:
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