



RENTERS CRITERIA

EACH APPLICANT IS REQUIRED TO

- **Be Over the Age of 18**
- **Submit a completed Application**
- **Pay \$40 Processing Fee cash or by Paypal**
(Partially completed applications will not be processed)
- **Provide proof of Identification**
(Drivers License, Social Security, Passport)

APPLICANT TYPES

Individual | Guarantor | Corporate

ACCEPTABLE DOCUMENTS FOR INCOME VERIFICATION

Individual

- **Individual employed by a company or organization** - 3 most recent pay stubs (3 most recent bank statements may be requested for additional verification)
- **Individual whose secured employment but has a future start date or been employed too recently to provide pay stubs documents required to** - provide Signed offer letter by both parties the employer and the employee.
- **Individual who is self employed** - 3 most recent bank statements (reflecting an ending balance that's equal to 3 times the rent for 12 months). Last 2 years tax returns.

Guarantor

- Monthly gross income equaling 3 times the monthly rent
- Positive credit history (Bankruptcies are accepted if discharged)

Corporate

- Verification of the corporation
- Verification of the employment

SECURITY DEPOSIT

Equal to one month's rent.

PARKING

\$125 monthly - For on site open parking lot

\$175 monthly - For covered garage parking (based on availability)

\$250 monthly - For tandem garage parking (based on availability)

PET RENT AND DEPOSITS

Type of pets allowed: Dogs and Cats
(Maximum of 2 pets per home up to 50 pound weight and breed restrictions)

Dogs - One-time security deposit total of \$500 per pet

Cats - One time security deposit total of \$500 per pet

UTILITIES

Water, hot water, gas and trash all included in the rent.

ADDITIONAL LUXURIES

- **Bel Air Internet**
\$125 per month for complete package which includes: Phone/Data/HD/DVR
- **Optional Washer and Dryer**
\$100 per month - brand new washer and dryer will be delivered and installed at the premises.
- **Free EV Charge**
Charge your vehicle free of charge at the stations provided on the property

RENTER'S INSURANCE

Renter's insurance is **required** for each resident. As a future resident you are required to provide a proof of coverage prior to move in. Coverage should be for a minimum of \$100,000 in personal liability.

I have read and understand the applicant criteria and requirements listed above. I agree to provide all applicable information and documents with in 24 hours of submitting an application to rent. I knowlege and understand that if the necessary applicable information is not provided with in 24 hours of submitting my rental application that my holding deposit will be forfeited and the home which I am applying will be placed back on market for rent.

SIGNATURE: _____

DATE: _____

LEASING OFFICE

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