

Preliminary Qualification Criteria for Renting

Below are some of the requirements for renting the property located at: 11014 S. Main St #4, LA 90061

Applicant Requirements:

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

- A favorable credit history with a minimum credit score of **630**. Review and approval of complete credit reports. It is recommended that tenants supply copies of current reports for pre-approval prior to application fee.
- Verifiable household income that is at least **3** times the monthly rent after deducting debt service
- Copy of a photo ID
- No prior evictions or collection records for non-payment of rent
- Renter's Insurance (optional)
- Favorable references from current and previous landlords
- A fully completed and signed rental application for each applicant 18 years or older
- Applicant does not have any criminal convictions for crimes considered harmful to people or property.

Required Documents – *Please bring the following with your completed application to rent.*

1. **Photo ID**: All applicants must provide photo identification and Social Security card. Acceptable photo identifications include, but not limited to: state issued identification card or driver's license; passport, any other government issued photo identification.
(Note: Military ID cards are not accepted)
2. **Proof of Income** – Three pay stubs with year-to date, 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, etc. **Combined gross monthly income of all lease holders must be at least 3 times the monthly rent.** *Self-employed applicants must bring copies of the past three year's tax returns. Ask about other sources of verification which may be acceptable.*
3. **Application Fee** – An application fee (*cash, money order or cashier's check*) in the amount of **\$40.00** for the purpose of obtaining tenant screening reports is required for EACH application. We recommend submitting a preliminary package all documentation first for pre-approval prior to fee.
4. **Proof of Renter's Insurance** (*if required*) – Prior to move-in, you must provide the Declaration Page showing:
 - Minimum of \$100,000 liability coverage
 - Policy equal to or greater than the term of the lease
 - The property and address added as additional insured (to notify landlord, in case policy is terminated)

If you have any questions, please call us at (310) 308-4511 or acorlin@peelian.com

WE FOLLOW ALL FEDERAL & STATE HOUSING LAWS AND DO NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR HANDICAP.

APPLICATION TO RENT OR LEASE

APPLICANT Each Applicant over the age of 18 must complete their own application form

PLEASE PRINT

First, Middle, Last Name	Date of Birth	Social Security #	Driver's License Number & State
Other Names Used in the Last 10 Years	Home Phone	Cell Phone	Email Address

ADDITIONAL OCCUPANTS List everyone who will live with you:

First, Middle, Last Name	Date of Birth	Relationship to Applicant

EMPLOYMENT

	Current Employment	Prior Employment
Employer		
Address		
Employer Phone		
Job Title		
Name of Supervisor		
Dates of Employment	From: To:	From: To:
Income Per Month	\$	\$

RESIDENCE

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Owner/Manager And Phone number			
Reason for Leaving			
Last Rent Paid	\$	\$	\$

VEHICLES

Automobiles	Make	Model	Color	Year	License No.
Motorcycles					

PERSONAL REFERENCES

In Case of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			



CREDIT INFORMATION Please list all your financial obligations

Name of Bank or Savings & Loan		Branch or Address		Account No.		Balance	
				Checking		\$	
				Savings		\$	
Credit Accounts	Account No.	Address/City		Phone	Balance	Due Monthly	

GENERAL INFORMATION (Check answer that applies)

- Do you smoke or vape? YES NO
- Do you have any pets/animals? YES NO
- Have you ever filed for bankruptcy? YES NO
- Do you have any musical instruments? YES NO
- Do you have any water-filled furniture or do you intend to use water filled furniture in the unit? YES NO
- Have you ever been convicted for selling, possessing, distributing or manufacturing illegal drugs or convicted of any other crime? YES NO
- Have you ever been evicted or named as a defendant in an eviction for non-payment of rent or any other reason? YES NO

Please explain any "yes" answers to the above questions:

Why are you leaving your current residence? _____

The applicant hereby applies to rent/lease Unit # _____ at _____ for \$ _____ per month, and upon owner's approval agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An application fee of \$ _____ is hereby submitted for the cost of processing this application, to obtain credit history and other background information.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, Telechecks, and/or criminal background reports. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. In the event that a material misstatement or misrepresentation is discovered after Applicant is accepted as a Resident, and whether or not a Lease or Month to Month Rental Agreement is executed, Owner may, at Owner's sole discretion, deem such misstatement or misrepresentation to be a material and non-curable breach of any subsequent Lease or Month-to-Month Rental Agreement and grounds for rescission of the contract and immediate eviction. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

Applicant: _____ Date: _____
(Signature required)



AUTHORIZATION AND VERIFICATION OF EMPLOYMENT

Employer: _____ Fax/Email To: _____

I, _____, hereby grant you permission to disclose my work history to _____, in order that they may determine my income eligibility for rental of a home.

Prospective Tenant's Signature

Date

The above referenced employee has applied to rent a home at _____.

Please indicate below the employee's current annual income from wages, overtime, bonus, commissions, or any other form of compensation received on a regular basis.

Base Annual Income: _____

Overtime: _____

Bonus: _____

Commission: _____

Other: _____

Total: _____

I hereby certify that the statements above are true and correct and complete to the best of my knowledge.

Employer: _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip: _____

Printed Name: _____ Title: _____

Signature: _____ Date: _____

If you have any questions, please feel free to contact us at: _____ . Please return a copy of this verification to:

Mail: _____

Fax: _____

Email: _____

Thank you so much for your time and your prompt response!



RENTAL HISTORY VERIFICATION

TO BE FILLED OUT BY APPLICANT

I (We), _____, hereby grant you permission to disclose my rental history to _____ in order that they may determine my eligibility for rental of a home.

Applicant's Signature _____

Date _____

Name of Residential Community: _____

Contact: _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip: _____

TO BE FILLED OUT BY PREVIOUS LANDLORD

Length of Residency? _____ Move-in: _____ Move-out: _____

Monthly Rental Amount: _____ # of Late Payments: _____

of Returned Checks/NSF Checks: _____ # of 3 Day Notices to Pay Rent: _____

Any Other Notices or Violation Letters? _____

Any Documented Complaints? _____

Tenant Gave Proper 30-Day Notice to Vacate: please circle one **YES** or **NO**

Would You Rent to This/These Tenant(s) Again? please circle one **YES** or **NO**

Name of Agent Doing Verification: _____

Title: _____ Date: _____

If you have any questions, please feel free to contact me at: _____

Property Manager's Signature _____

Date _____

Please return this form to: (Prospective Landlord) _____

Via mail: _____

Or email: _____

Thank you for your time and your prompt response.

