Qualification Criteria for Renting

Below are the requirements for renting at the property located at:
1427 S Sherbourne Drive, Los Angeles CA 90035.

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

- A favorable credit history with a minimum credit score of 700, or, for rent subsidy recipients, alternative verifiable proof of ability to pay rent.
- Verifiable household income source that is at least 3 times the monthly rent
- Copy of a photo ID
- No prior unlawful detainers, evictions, collection records for non-payment of rent, or undischarged bankruptcies
- No more than 3 negative items on the credit report
- Renter's Insurance (must present prior to move-in)
- Favorable references from current and previous landlords
- A fully completed and signed rental application for each applicant 18 years or older
- Applicant must not have any criminal or civil misconduct convictions for crimes considered harmful to people or property (Unless exempted by local law)

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 may not be copied)*

2. **Proof of Income** –
   - Three recent pay stubs, 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.
   - Three months both savings and checking account bank statements
   - 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.*

3. **Application Fee** – An application fee *(cash, money order, Zelle, or cashier's check)* in the amount of $ none for the purpose of obtaining tenant screening reports is required for EACH application.

4. **Proof of Renter's Insurance** - Prior to moving in, you must provide the Declaration Page showing:
   - Liability Coverage Amount: ☑ $100,000 ☐ $250,000 ☐ $500,000
     ☐ Liability Coverage including EV Car Charger: 10X Annual Rent
   - 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 310-657-3922 (voice/no text) , https://rent@dmorgan.us**.**

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.

Addendum to "Qualification Criteria for Renting"

Additional required documents

2. Proof of Income - IRS W-2 or 1099 forms that support the sources of income you report, from the two most recent tax years. If self-employed, tax returns for last three years.

5. Proof of Rental Payments - evidence/receipts for last six months rental payments for/at current residence.

If you would like to apply please fill out and return the following four forms, which can be found and downloaded at https://rent.dmorgan.us.

- the "Application to Rent or Lease" form. It should be filled out completely, with a separate copy from each person over 18 who is applying.

- two forms giving your consent for consumer background checking:
  "Fair Credit Reporting and Disclosure Statement" authorizes creditworthiness checks
  "Rental History Verification" authorizes past landlord rental history disclosure

- an acknowledgement copy of this form, "Qualification Criteria for Renting," initialed below by each adult applicant.

I will be able to evaluate an application once these are in hand.

There is no fee.

Initials: _________ Initials: _________ Initials: _________ Date: _________