

QUALIFICATION CRITERIA FOR RENTING

Please review our qualification criteria below for Apollo Apartments located at 11919-11925 Avon Way Los Angeles, CA 90066. If you feel you meet the criteria, please apply because we would be happy to rent to you.

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.

OCCUPANCY STANDARD- The maximum occupancy standards are listed below: One Bedroom= 3 people; Two Bedroom=5 people.

AGE REQUIREMENTS- All occupants 18 years old or older must be listed as a lessee and must submit a fully completed application. **ALL LINES MUST BE FILLED IN.** If a line is inapplicable to you, you must place an "N/A" on the line. Inaccurate, false, or materially misleading information will disqualify applicant as a prospective renter.

IDENTIFICATION REQUIREMENTS-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.

INCOME REQUIREMENTS- Written verification of income in an amount equal to **3.0** times the monthly rent per household will be required, along with any necessary supporting documents. Proof of income must be submitted with application to be considered. Acceptable proofs of income include:

- *Three most recent paycheck stubs with YTD total
- * Current and/ or previous 2 year's tax returns or W-2
- *Proof of social security income, disability or other government income.
- *Current employment offer letter (for new employment)

CREDIT REQUIREMENTS-applicant(s) must have a verifiable credit history and report that demonstrates a willingness to pay financial obligations in a timely fashion. We require a good to excellent credit history.

RESIDENCY REQUIREMENTS-Applicants named in evictions will be automatically DENIED.

*3 years of verifiable and favorable rental history from unbiased sources-relatives, in-laws, and/or employers are not considered unbiased sources.

*Monies owed to previous landlords will automatically be denied, unless debt is verifiably satisfied.

CRIMINAL HISTORY-We do not automatically deny applicants based on criminal history. However, criminal history may, at the discretion of the Landlord, be considered and may be used to determine whether applicant will be accepted or denied residency based on 1) the nature of the offense and//or

charge; 2) whether the final disposition resulted in a guilty verdict or plea; and 3) the amount of elapsed time from the date of final disposition (e.g. applicant was released from prison, probation, or parole).

We limit consideration to convictions, the dates of final disposition of which predate the report by no more than seven years. Note that any conviction for a crime or crimes against property and/or people which could result in jail time of one year or more, (notwithstanding the fact that the conviction may have been negotiated and/or plea bargained down to a misdemeanor/ and/or less than one year in jail) may result in denial.

SECURITY DEPOSIT REQUIREMENTS—All rent, deposits and fees required for move-in must be paid in full prior to move-in via cash, cashier's check or money order. Total due by move-in:

*First month's rent

* Security deposit (the same as the first month's rent)

SMOKE FREE POLICY- There is no smoking on the property-the entire property is smoke-free, regardless of the product being smoked; including cigarettes, marijuana, and/or vape.