

## **UNIFORM RENTAL CRITERIA**

DeAnza Properties has established uniform rental criteria to determine a prospective applicant's ability and willingness to pay rent on a timely basis. A thorough review of the applicant's employment history, income, credit history, and previous residency is required

**OCCUPANCY LIMITS:** • One Bedroom: 3 people • Two Bedrooms: 5 people • Three Bedrooms: 7 people • Four Bedrooms: 9 people • Five Bedrooms: 10 people

**AGE REQUIREMENTS:** Any prospective resident 18 or over is required to complete an application to qualify for occupancy. An application to rent must be accompanied by a non-refundable application-processing fee of thirty-five dollars (\$35.00) per person. This application process is to evaluate credit history and history of any unlawful detainer.

- Minors must be listed as dependents on the application.
- Pets must be listed on the application.

**CREDIT HISTORY:** Applicant(s) must have a verifiable credit history and report that demonstrates a willingness to pay financial obligations in a timely fashion.

• Applicant must have a FICO score of at least 600

Poor credit such as late payments, repossessions, charge offs, collection accounts, default of student loans, and/or public records could be grounds for denial.

**Criminal History:** Applicants will be asked to disclose any prior arrests, convictions or pending criminal actions. A criminal background check will be conducted. Failure to disclose is grounds for denial. Arrests and pending criminal actions will not, in themselves, be grounds for denial but may be factors used along with other criteria. Convictions of any sort will be evaluated on an individualized basis. Management will consider the nature of the crime and the severity of the crime, along with how much time has passed since the criminal activity and the release from any imprisonment, parole, or probation. Persons who are listed on any sex offender list will not be considered. Persons who have a criminal conviction relating to drugs who have not provided evidence of completed drug rehabilitation will not be accepted nor will persons whose drug conviction relates to conviction for other than possession. Applicants should be aware that serious convictions relating to crimes involving violence, gang activity, arson, and injury to persons will likely be denied. Also persons who have been recently released from prison, parole, or probation may be required to provide additional information and references.

Management will evaluate the criminal history on an individualized basis which may be used as one factor in the application process. Applicants with criminal history are encouraged to properly disclose the information and to provide management with such other information as may assist in explaining the circumstances and mitigating factors of the criminal history. Denied applicants may petition for reconsideration and may then provide additional information to be considered.

**PREVIOUS RESIDENCY:** Previous residency will be verified for a minimum of (5) years in order to determine applicant's previous payment record, conduct and character. Failure to provide verifiable or complete residency information could be grounds for denial.

**INCOME REQUIREMENTS:** Income verification is required to determine the prospective renter's ability to pay rent. As a guideline, DeAnza Properties uses a gross income ratio of 3.0 times the rent for all combined adult applications applying for the apartment.

**IDENTIFICATIONS:** All applicants must provide a valid government issued photo ID and Social Security Card. Acceptable photo identifications include, but not limited to: state issued identification card or driver's license; passport, or any government issued photo identification. (Note: Military cards are not accepted)

### **RESIDENCY REQUIREMENTS:**

- Applicants named in evictions will be automatically DENIED. Disputes are available to all applicants who are denied.
- Monies owed to previous landlords/or creditors will automatically be denied, unless debt is verifiably satisfied and proof documents shown. Disputes are available to all applicants who are denied.
- Bankruptcies are an automatic denial. Disputes are available to all applicants who are denied.
- **We will only rent to individuals who are residing legally in the United States.**

**HOLDING OF THE APARTMENT:** A personal check, cashier's check or card payment for the full security deposit is required in order to hold the apartment for potential occupancy. In the event that the applicant is denied, the full security deposit will be refunded within (72) hours of denial.

The security deposit is non-refundable after 72 hours.

The Administration fee of \$99 is non-refundable.

A NON-REFUNDABLE \$35.00 application fee in a form of cashier's check or money order for the purpose of running tenant screening is required for EACH application.

If an application is \*conditionally accepted\*, an additional deposit equal to one (2) full month's rent.

**SECURITY DEPOSIT REQUIREMENTS:** All rent, deposits and fees required for move-in must be paid in full prior to move-in via cashier's check or card payment. No exceptions.

**RENTERS INSURANCE (required):** Prior to move-in, you must provide the Declaration Page showing:

- Minimum of \$100,000.00 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)

**UTILITIES:** Utilities including Electricity, Gas, Trash, Water, Sewer, HVAC, Common area Gas and Electric will be billed to the tenant on top of the monthly rent amount.

**Resident will pay the monthly rent of the apartment, \$145 Media Package, \$50 OR \$85 Parking, and Utilities**

**SMOKE FREE POLICY:** All DeAnza Properties are non-smoking properties, regardless of the product being smoked; including cigarettes, marijuana, and/or vape.

DeAnza Properties does not discriminate on the basis of race, sex, color, religion, national origin, disability or familial status Any false information contained in the rental application will be grounds for denial.