

RENT QUALIFICATIONS

NO PETS: No dog, cat, bird, other domestic pet or animal of any kind may be kept on or about the rental premises.

NO SMOKING: There is no smoking of any kind allowed in an apartment, including common areas or anywhere on the premises.

RENTAL HISTORY: The applicant must have a minimum of two (2) year's accumulated rental history or ownership of primary residence and it must be in their own name. Evictions or judgments are not acceptable.

INCOME REQUIREMENTS: Applicant shall be at the same job or within the same industry for two (2) years or more with a gross salary equal to three (3) times the rent amount. If the apartment rents for \$1,600 per month then the applicants who are on the lease agreement must make at least \$4,800 per month. The job and income must be verifiable. Applicant's other monthly obligations will be taken into consideration when determining applicant's ability to pay the rent.

CREDIT HISTORY: Applicant shall have good credit. Credit reports with collection accounts, liens, evictions, judgments, bankruptcies, or repossessions will not be accepted. Applicants with no credit history may be required to have a cosigner. We will not rent to you if you have an unlawful detainer or previous eviction at any previous time in your rental history. We will not rent to you if you have collections for utility services, automotive default, or credit cards unsatisfied on your records.

APPLICANTS: All renters/applicants age 18 or older must submit a lease application and sign the rental agreement. All applicants age 18 or older must have a minimum FICO score of 620 or above. You must have a valid I.D. including but not limited to; Drivers License, Passport, State I.D. Card, Social Security Card, or valid I.D. subject to approval.

CRIMINAL RECORDS: A criminal background check will be conducted on all applicants.

PAYMENT OF APPLICATION FEE: A \$50 per person (nonrefundable) application fee is required for every occupant 18 years of age or older. Crenshaw Crest Apartments does not accept cash or personal checks for the Application Fee. All payments for credit and processing of your application, holding deposits, and the balance of your total move-in costs must be paid by cashier's check, money order, or via PayPal (credit card or bank draft) at our website (www.CrenshawCrestApts.com). There needs to be a 3.2% convenience fee added to all payments made through our website using PayPal (except for the \$50 per person application fee).

LEASE TERM: All apartments shall be leased for a period of one year.

MOVE-IN COSTS: Upon acceptance and full approval of lease application the following applies – (a) the first month's rent is due; (b) a security deposit equal to one month's rent is due. (Additional security deposit and/or advance rent may be required in some cases.)

HOLDING DEPOSIT/HOLDING AGREEMENT: There is a minimum non-refundable holding deposit equal to one month's rent to hold any apartment for the applicant. No holding deposit will be accepted until the initial approval has been granted. All deposits are required within 48 hours of notification that your application has been approved. All holding deposits will be applied toward the total move-in costs. Holding deposits cannot be transferred to another apartment once approved for the unit stated on your application. A Holding Agreement is required to be signed. Until a holding deposit is made and accepted for a particular unit and the holding deposit agreement has been fully executed, there is no verbal agreement or guarantee that a particular apartment will be held for any applicant.

SECTION 8 HOUSING PROGRAM: Crenshaw Crest Apartments does not

currently participate in any government voucher programs including the Section 8 Housing Program. Although we do not refuse applications from qualified prospects including Section 8, all applicants must meet the same requirements as outlined within this document.

EXCEPTIONS: Generally, no exceptions will be made. If you do not meet the above qualifications, please discuss your options with one of our agents. We will look at other compensating factors on a case by case basis.

GET PREQUALIFIED

CCA Rent Qualifications (Modified 05-31-20)