



As a company, we do business in accordance with the Federal Fair Housing Law and welcome Persons of all Race, Color, Religion, Sex, Handicap, Familial Status or National Origin. We also comply with State and local ordinances that may include Age, Gender Identity, Gender Expression, Genetic Information, Veteran Status, Sexual Orientation, Citizenship Status, Primary Language, or Immigration Status.

Rental Criteria

All adults 18 years of age and older who plan to occupy the home must submit their own rental application

Latest Lease Start Date

Your lease start date must be within 14 days of the unit's available date.

Roommates

Roommates are allowed.

Community Property State (California)

In accordance with California's community property laws, if a lease is for one year or more spouses are required to apply and sign as legally and financially responsible parties to the lease obligations.

Maximum Number of Occupants

Households with more occupants than 2 per bedroom plus 1 may be denied.

Minimum Monthly Income

Your household's average estimated gross monthly income (AEGMI) must be at least 2.5 times the monthly rent.

Housing Vouchers

Housing vouchers are allowed.

Voucher Gross Income Multiple

Household income must be at least 2.5 times the portion of rent not covered by the voucher.

Photo Identification Required

Government-issued photo identification are required for all adults.

One Adult in Household Has Credit Score

At least one adult in the household must have a credit score.

Minimum Average Credit Score

Your household's average credit score must be at least 680.

Chapter 7 Bankruptcy Discharge Date

Chapter 7 Bankruptcy must be discharged at least 730 days before application submission.

Chapter 13 Bankruptcy Order Date

Chapter 13 Bankruptcy must have a filed date at least 2 year before application submission.

Time Since Felony Conviction

All felony convictions must be over 3 years old.

Time Since Violent Crime Conviction

Applicants must have no felony convictions less than 5 years old that involve violent crimes against persons or property, including but not limited to murder, arson, kidnapping, assault, bomb-related offenses, robbery or burglary, terrorism OR that involve the manufacturing or distribution of drugs in any manner.

Time Since Felony Sentence Completion

Felony sentence completion must be at least 2 years ago, with no new criminal activity since.

Time Since Drug & Alcohol Conviction

Conviction of any drug-related offenses involving possession only or any alcohol-related offenses where no one was permanently injured or killed must be more than 2 years old.

Outstanding Warrants

Applicants with outstanding warrants are not allowed.

Pending Criminal Charges

Applicants with pending criminal charges are not allowed.

Registered Sex Offenders

Registered sex offenders are not allowed.

Time Since Prior Evictions

No prior or pending evictions within the last 7 years are allowed.

Monies Owed to Landlord

Balances owed to previous landlords or apartment complexes are not allowed.

Pets

Pets are not allowed.

Assistive Animal Documentation Required

Documents from a care provider are required to verify the assistance provided by the animal.

Guarantors For Income

Guarantors are not allowed for income.

Guarantors For Credit

Guarantors are not allowed for credit.