Lingsch Realty Rental Leasing Requirements

<u>FIRST AND FOREMOST, WE WELCOME ALL APPLICANTS</u>

Thank you for your interest in our rental. Please review the following leasing criteria. The landlord complies with all local, state, and federal housing laws and does not discriminate based on race, gender, sexual orientation/gender expression, age, disability, religion, familial or marital status, source of income, national origin, and other protected characteristics.

Application Requirements: Each person over the age of 18 years who is planning on living in the unit must complete an application.

Criminal background check: All rental applicants will be subject to a criminal background check, except when prohibited by law. The landlord complies with "Fair Chance" laws in San Francisco, Oakland, and Berkeley. The landlord does not have a blanket ban on applicants with a criminal history; each evaluation is individualized. Although certain convictions may disqualify rental applicants, the conviction must be directly relevant to safety or property concerns.

Rental history: A minimum of two years of rental history is preferred. Applicants should not have a history of eviction or lease violations. Applicants must provide proof of rental payment for the last six months from their current landlord.

Credit History: Except when the applicant is participating in the Section 8 housing voucher program, a credit check will be conducted on all applicants. Applicants must demonstrate a satisfactory credit history. A credit score of 700 or higher is preferred, but individual circumstances will be considered. Negative credit factors, such as bankruptcies or collections, may impact eligibility. Applicants with a Section 8 housing voucher must provide alternative, verifiable evidence of their ability to pay rent, such as pay stubs, bank statements, tax returns, benefit letters, or other proof of income.

Income Requirements: Gross monthly income must be at least 3 times the rent. Acceptable forms of income verification include recent pay stubs, tax returns, or bank statements.

Positive Rental History with Landlord References: Applicants should have no more than 1 late payment in the past 12 months and no evictions. A demonstrated ability to maintain prior rental units in good condition and interact positively with other members in the rental community will be a consideration.

First-Come, First Served, First Verified: Applications are processed in the order they are received, but approval is based on the first applicant to **submit all required information and be fully verified**.
If we are missing documentation or do not receive a timely response from references (e.g., landlord or employer), we will proceed to the next applicant in line. We cannot hold a unit for incomplete or unverified applications.

Occupancy guidelines: The number of occupants permitted is based on the number of bedrooms in the apartment. Unless local rules apply, the guidelines are 2 per bedroom plus 1. For a 2-bedroom unit, for example, we will allow a maximum of 5 persons.

Signed: _____ Date: _____

Adult applicant's name (Age 18+): _____