

Tenant Screening Criteria

2504 W. 101st, Inglewood

To qualify for tenancy, each applicant must meet the following standards:

Income & Employment

- Combined **gross monthly income must be at least 3x the monthly rent.**
- Verifiable income (3 months recent pay stubs, bank statements, or employment letter).
- Self-employed applicants may be asked to provide 2 years of tax returns and recent bank statements.

Credit

- Minimum **FICO credit score of 700.**
- Credit history will be reviewed for payment consistency, collections, bankruptcies, and delinquencies.

Rental History

- **Positive rental references** from the last 2–3 years.
- No prior **evictions**, lease violations, or ongoing landlord disputes.

Background Check

- Criminal background screening will be conducted.
- Applicants with certain felony convictions may be denied.

Pets

- No.

Renter's Insurance

- Must obtain **renter's insurance with a minimum of \$100,000 in liability coverage** prior to move-in and maintain coverage throughout the lease term.
- Proof of insurance required at lease signing.

Occupancy Limits

- Must comply with legal occupancy limits (generally **2 persons per bedroom**, unless otherwise allowed).

Documentation

- Valid government-issued photo ID for all applicants over 18.
- Social Security number or Individual Taxpayer Identification Number (ITIN).

Application Fee

- A **non-refundable application fee** of \$49.99 will be required via Rent Spree to cover the cost of credit and background checks.