



Rental Criteria & Qualifications for Residency

In compliance with State and Federal Housing Guidelines, properties managed by J & B Asset Management, LLC do not discriminate on the basis of race, color, religion, sex, handicap, familial status, sexual orientation, or natural origin.

A SEPARATE RENTAL APPLICATION MUST BE PROCESSED FOR EACH APPLICANT 18 YRS OF AGE AND OLDER. IN ADDITION, A FEDERAL GOVERNMENT PHOTO ID AND A VALID SOCIAL SECURITY NUMBER ARE REQUIRED PRIOR TO PROCESSING.

Application to Rent

The application fees are as follows: \$30 per applicant

WE DO NOT ACCEPT CASH. ALL PROCESSING FEES MUST BE PAID BY MONEY ORDER OR CASHIER'S CHECK.

Qualifying Criteria

INCOME & PROOF THEREOF:

Gross income per unit must be THREE (3) times the amount of the monthly rent. You will need to provide your 2 most recent paycheck stubs and/or original letter from your employer on company letterhead indicating your monthly income, bank statements showing direct deposit and/or a signed and dated offer letter. Other acceptable forms of verifiable income may include: court ordered child support or spousal support, if self-employed, your current year's tax return, social security, GI benefits, pensions, disability payments, trust funds, assets, six months of current bank statements or other legal sources of income received on a regular basis that can be verified.

EMPLOYMENT:

You will need to show two (2) years current employment history or a verifiable source of income. (For acceptable sources of income, see above) School will be accepted as an alternative to employment with a guarantor as a co-signer that meets our criteria.

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RENTAL HISTORY:

We must be able to verify positive rental history at current/previous address. Home ownership/mortgage history must be verified on credit report. A current address is required for credit reports to be processed. If the applicant is not currently paying rent (for example, living with parents), an address of residence **must** be provided. Applicants **must** also include a previous residency address, even if the applicant was not paying rent. **All applications must include the city and zip code with your address information and current telephone numbers must be provided to contact current and former landlords.**

CREDIT:

A credit report will be processed on each applicant researching your credit history. To qualify for what is considered by Management to be “Approved Credit” resulting in approval with the minimum required Security Deposit, your report must receive a “Passing” grade as determined by Management’s contracted Applicant Screening Company. Should an applicant take exception with the credit findings, he or she is responsible for contacting the credit bureau per the provisions of the Fair Credit Reporting Act. The name and address of the credit screening company will be furnished upon request. A co-signer will not be accepted in the event your application has been denied for credit issues. Bankruptcies filed within the past two-(2) years and/or any unpaid judgments/liens will be grounds for denial of application. Discharged bankruptcies may be reviewed for consideration. Unpaid collections/charge-offs will also be grounds for denial of application.

Occupancy Standards

Below are the State of California’s Office of Housing and Urban Development’s (HUD) established guidelines and limits of occupants per apartment:

Studio/Jr. Bedroom	Maximum of Two (2) Persons
One Bedroom	Maximum of Three (3) Persons
Two Bedroom	Maximum of Five (5) Persons
Three Bedroom	Maximum of Seven (7) Persons