

BEVEN AND BROCK RENTAL REQUIREMENTS
RENTAL DEPARTMENT - (626) 795 - 3282 EXT. 0

ONLY WITH PROPER IDENTIFICATION, KEYS ARE AVAILABLE FOR VIEWINGS UP TO ONE HOUR BEFORE OUR CLOSING TIME:

MONDAY-THURSDAY
8:30am - 5:00pm

FRIDAY
8:30am - 3:00pm

SATURDAY-SUNDAY
10:00am - 2:00pm

WE ARE LOOKING FOR APPLICANTS WHO HAVE:

1. AT LEAST THREE YEARS ON THE CURRENT JOB, OR OTHER SECURE SOURCE OF INCOME (\$, U.S.) IN EXCESS OF 2.5 (*) TIMES THE MONTHLY RENT AMOUNT AFTER DEDUCTING YOUR MONTHLY CREDIT OBLIGATIONS and TAXES. ALL INCOME MUST BE VERIFIABLE BY THREE RECENT PAY CHECK STUBS...OR...BANK STATEMENTS SHOWING A CONSISTENT MINIMUM BANK BALANCE OF AT LEAST THREE MONTH'S RENT.

2. GOOD CREDIT. IF YOU HAVE NO ESTABLISHED CREDIT, IT WILL HELP IF YOU CAN SHOW A CONSISTENT MINIMUM BANK BALANCE GREATER THAN THREE MONTHS RENT.

- NO COLLECTION ACCOUNTS - NO RECORD OF LATE PAYMENTS
- NO BANKRUPTCY - NO BAD DEBTS - NO CHARGE OFFS

3. NO LANDLORD/TENANT LEGAL CASES, OR EVICTION-FOR-CAUSE, AND AT LEAST 3 CONSECUTIVE YEARS OF POSITIVE RENTAL HISTORY OR HOME OWNERSHIP.

4. RESIDENTS WHO CAN RESPECT THEIR NEIGHBOR'S NEED FOR PEACE AND QUIET. IF YOU LIKE LOUD MUSIC OR LOUD PARTIES THAT WILL INFLICT YOUR TASTES ON YOUR NEIGHBORS....

YOU NEED TO LOOK ELSEWHERE

WE WILL NEED A GOVERNMENT ISSUED PHOTO-I.D. FOR EACH ADULT APPLICANT

5. NO CRIMINAL HISTORY involving harm to persons or property or multiple offenses.

MINIMUM LEASE TERM: 9 MONTHS

DEPOSIT TO HOLD: 20 %

DOES NOT INFER ACCEPTANCE

OCCUPANCY MAXIMUM:

BACHELOR/SINGLE - 2 PERSONS
2 BEDROOM - 5 PERSONS

1 BEDROOM - 3 PERSONS
3 BEDROOM - 6 PERSONS

RENTAL AGENTS ARE NOT AUTHORIZED TO MAKE DECISIONS WHERE AN APPLICANT FAILS TO MEET EACH OF THE ABOVE CRITERIA. SUCH DECISIONS WILL BE MADE BY THE PROPERTY MANAGER OR OWNER. IN THE EVENT OF MULTIPLE APPLICATIONS, THE PROPERTY WILL BE RENTED TO THE APPLICANT WITH THE BEST OVERALL INCOME/CREDIT/RENTAL HISTORY, AND WHO HAS PAID THE 20 % DEPOSIT TO HOLD.

******* NOTE *******

THE ADVERTISED SECURITY DEPOSITS ARE OFFERED TO THOSE WHO MEET THE STANDARDS INDICATED ABOVE. WE MAY REQUEST HIGHER SECURITY DEPOSITS WHERE THE APPLICANT IS EITHER NEW ON A JOB, OR HAS NO CREDIT HISTORY, OR SOME BAD CREDIT. BY LAW, THE MAXIMUM SECURITY DEPOSIT CAN BE EQUAL TO TWO MONTH'S RENT.

(*) 1 INCOME: 2.5 X THE RENT; 2 INCOMES: 3.5 X; 3 INCOMES: 4.5 X, ETC.

I have read and understand these policies _____