



LEASING POLICY

We are happy that you have chosen our building to call your home. You will be pleased to know that we belong to the California Apartment Association and work with other owner/managers, law enforcement and government agencies in an effort to prevent crime and maintain the peaceful environment and integrity of our community. Therefore, our management company has a thorough screening process. For those of you who meet the application criteria and are accepted, you will have the peace of mind of knowing that all other residents in our community were screened with equal care.

Waldman Management Group, Inc. provides an equal housing opportunity to all. We abide by all fair housing practices and do not discriminate on the basis of race, color, religion, sex, disability, national origin, familial status, ancestry, age, marital status, source of income, sexual orientation or other factors that are unrelated to an applicant's ability to comply with the rental agreement and community policies.

Please review the following qualifying standards, and if you feel you meet the criteria, please complete the attached application.

1. **A completed application for all applicants that are 18 years or older.** Applicants that do not have all areas completed or an explanation for omissions will be returned to the applicant.
2. **Two (2) pieces of I.D. must be shown.** We require at least one photo I.D. (a driver's license, passport, employee I.D. or other government issued photo identification card) and one other form of identification.
3. **Two years of verifiable rental history from an unbiased source.** It is your responsibility to provide us with the name, date and contact number of previous owners/managers. Applicants who are related by blood or marriage to previous landlords or do not have two years of verifiable rental history will be required to have a qualified cosigner. All cosigners must complete an application and meet the qualifying standards.
4. **A combined gross income of all applicants of at least three (3) times the rent.** Please provide proof of ability to pay rent through sources such as employer contact, pay stubs, tax records, or retirement/security statements. For those who are self employed, business license and tax records and/or bank statements will suffice.
5. **A satisfactory credit report.** All applicants upon signing the application will be authorizing management to run a credit report.

An application may be denied for the following reasons:

- § Incomplete application or false information.
- § Inability to verify rental history or poor references from previous landlords.
- § Inadequate verifiable income to meet rental criteria.
- § Poor credit report or judgments for evictions or financial delinquency.

The application fee is \$20 per application. We process all applications in the order in which they are received. We will accept the first qualified applicant.