

CALIFORNIA RENTAL CRITERIA

FOR CWS APARTMENT
HOMES, LLC

Please note that these are the current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect. Additionally, our ability to verify whether these requirements are met is limited to the information we have received from various applicant reporting services.

All applicants 18 and older will need to fill out an application and be screened.

CWS | *enhancing lives
the CWS way*

ADDRESS HISTORY

Applicant(s) must provide proof of current address. Evictions or poor rental and/or mortgage history are subject to rejection based on current screening standards.

INCOME

Applicant's gross income must be verified at three (3) times the monthly rent. Multiple applicants must have a combined income equal to three (3) times the monthly rent. For applicants with Section 8 or VASH vouchers or other federal/state/local public assistance or rental subsidies, the minimum gross income requirement is three (3) times the applicant's share of the monthly rent. We will accept all legal, verifiable income paid directly to the applicant or an applicant's representative or paid to a housing owner or landlord on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issues under Section 8 of the United States Housing Act of 1937. We will require written proof of said income, including, but not limited to, the following:

- Employment;
- Social Security or Other Retirement Income;
- Child Support Benefits;
- Spousal Support Benefits;
- Social Security, Welfare, Disability or Other Government Benefits;
- Pension, Retirement or Investment Income;
- Student Loan / Grant Income;
- Section 8 or VASH vouchers or other federal/state/local public assistance or rental subsidies; or
- Any other written proof of legal, verifiable income paid to the applicant or an applicant's representative, or paid to a landlord on behalf of a tenant

CREDIT HISTORY

All credit history must be satisfactory and current. We will review your debt payment history, including review of check writing history, evictions and judgments and bankruptcies. Applicants with no credit history, but whose applications meet all other screening criteria, will be approved with an increased security deposit. We do not accept any tenant provided credit/screening reports. All residents will need to be screened via our resident screening company. COVID-19 rental debt, as defined under California law, will be excluded from any credit calculations.

GUARANTOR

Guarantors will be accepted in the event that the applicant's income does not meet the requirement. Guarantors must complete an application and meet all rental criteria and will be held financially responsible for the lease and all addendums. The guarantor must also have income at five (5) times the monthly rent. Guarantors will be required to sign the Lease Contract Guaranty form applicable to their State.

Note: Please contact the designated CWS apartment community for all remaining rental criteria details.