



17220 Newhope Suite. # 224 · Fountain Valley, CA 92708
(714) 557-1430 · Fax (714) 557-1439 · www.cfginvestments.com

QUALIFICATION CRITERIA FOR RENTING

Below are the requirements for renting at the property located at:

Applicant Requirements:

All applicants (18 years or older) applying must have:

- A favorable credit history
- Verifiable household income that is at least three times the monthly rent
- Copy of a photo ID
- No prior evictions or collection records for non-payment of rent
- Renter's Insurance (optional)
- Favorable references from current and previous landlords
- A fully completed and signed rental application for each applicant 18 years or older.
- Applicant does not have any criminal convictions for crimes considered harmful to people or property

Required Documents - Please bring the following with your completed application to rent.

- **Photo ID:** All applicants must provide photo identification and Social Security card. Acceptable photo identifications include, but not limited to: state issued identification card or driver's license; passport, any other government issued photo identification. (Note: Military ID cards are not accepted).
- **Proof of Income:** Three pay stubs with year-to-date, proof of child and/or spousal support payments; proof of social security income, disability or other government income, proof of retirement or trust fund account, etc. **Combined gross monthly income of all lease holders must be at least 3 times the monthly rent.** Self-employed applicants must bring copies of the past two year's tax returns, and if applicable provide more. Provide 5 months of bank statements.
- **Application fee:** An application fee (money order or cashier's check) in the amount of \$55 for the purpose of obtaining tenant screening reports is required for EACH application. \$55 is only collected on approved application.
- **Proof of Renter's Insurance**(optional): Prior to move-in, you must provide the Declaration Page showing:
 - Minimum of \$100,000 liability coverage
 - Policy equals to or greater than the term of the lease.
 - The property and address added as additional insured (to notify landlord, in case policy is terminated).

If you have any questions or concerns, please contact us at 714-557-1430.

We follow all Federal & State Housing Laws and do not discriminate against any person based on race, color, religion, sex, national origin, familial status, or handicap.