

SKY PROPERTIES, INC.

RENTAL QUALIFICATIONS



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RENTAL APPLICATION REQUIREMENTS:

To apply for a tenancy with SKY Properties, Inc., every individual aged 18 or above must complete our rental application. Applicants must meet or exceed specific lawful criteria as determined by SKY Properties, Inc. It's important to note that we welcome a diverse range of professionals, but applications from attorneys are not accommodated. Additionally, please be aware that we conduct criminal background checks as part of our standard application process, and applications may be denied based on the findings.

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CREDIT REPORTS:

Among other things, that criteria require authorization from each applicant to have SKY Properties Inc. obtain credit reports and have the credit worthiness of each applicant meet or exceed a SKY Properties Inc. third party company criterion. The cost of obtaining credit reports (\$45.00 per person) from consumer reporting agencies shall be paid for by each applicant. SKY Properties Inc. or a third party of SKY Properties Inc. shall determine the creditworthiness, credit standing, background, and income capacity that may be lawfully used in whole or in part for the purpose of establishing an applicant's eligibility to rent. Renting a dwelling unit may be denied based, in part, on information on each applicant's credit report, background check, and income qualification.

Applicants using Section 8 or other government-subsidized rental assistance must provide verifiable lawful income, which will be evaluated only against their portion of the rent—not the full contract rent.

For all other applicants, SKY Properties, Inc. may apply a minimum credit score threshold or acceptable range as part of the creditworthiness evaluation.

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EVICCTIONS AND PAST DUE RENT:

Consistent with state laws, SKY Properties, Inc. may deny applicants that have an adverse decision relating to an eviction and/or where the applicant owes rent to current or previous property owners and managers.

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MINIMUM INCOME, PAYMENT HISTORY, AND PERSONAL IDENTIFICATION:

The combined income of each applicant shall equal or exceed three times the monthly rent.

Each applicant shall provide proof of current lawful income, two government issued forms of personal identification which may include a social security card, state-issued driver's license, non-driver identification card, US permanent resident card, and consular identification card or passport as well as three of the applicants most recent bank or credit union statements, gas or electrical utility bills related to their current primary residence.

References will be thoroughly reviewed and evaluated. At SKY Properties, Inc.'s discretion, following each applicant's authorization, SKY may contact current and past rental property owners/managers. In addition to verifying employment status and pay.

Number of occupants per dwelling:

- For studio units, up to two occupants
- For one-bedroom units, up to three occupants
- For two-bedroom units, up to five occupants
- For three-bedroom units, up to seven occupants

FOR INQUIRIES, REACH OUT TO US VIA

EMAIL: leasing@skypropertiesinc.com

VISIT: 10153 1/2 Riverside Drive Suite 430
Toluca Lake, Ca 91602

OFFICE HOURS: MON-FRI 9:00 AM - 5:00 PM

SKY Properties Inc., is a licensed property management company and abides by Equal Housing Opportunity laws.



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RENTERS INSURANCE:

Renters are required to purchase and maintain in full force and effect renter's insurance that protects renters' personal property and personal liability at no less than a \$100,000.00 minimum coverage.

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HOLDING DEPOSIT:

To hold an apartment, a signed holding deposit agreement is required to be entered into by and between each applicant and SKY Properties, Inc.

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FAIR HOUSING:

SKY Properties, Inc. complies with all fair housing laws. California and federal housing laws prohibit landlords, real estate agents, among others from discriminating against tenants based on race, color, ancestry, national origin, citizenship immigration status, primary language, age, religion, disability, sex, gender identity, gender expression, genetic information, marital status, familial status, source of income, military or veteran status, and housing designed for seniors. If an applicant feels that they were a victim of discrimination, they may contact SKY Properties, Inc. at (323) 882-6606, info@SKYPropertiesinc.com and the California Department of Fair Employment and Housing at +1 [800-884-1684/contact.center@dfeh.ca.gov](tel:800-884-1684)

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PETS:

SKY Properties, Inc.'s pet policy may charge monthly pet rent. If pets are permitted, no more than two pets per dwelling unit will be authorized. A pet addendum is required to be entered into and is available upon request. SKY Properties, Inc. does not allow the following breeds (or mixed breeds that includes the following breeds) to reside in their properties: Pitbull, Dalmatian, Pit Bull Terrier, Doberman Pinscher, Staffordshire Bull, Rottweiler, Akita, Mastiff, Chow, Wolf-Mixes, OR permit any dog that exhibits any aggressive temperament, a bite history, or specifically trained as a guard dog.

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- For two-bedroom units, up to five occupants
- For three-bedroom units, up to seven occupants

Leasing Office:

3400 Cahuenga Blvd. West, Los Angeles, CA 90068

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EMAIL: LEASING@SKYPROPERTIESINC.COM

10153 1/2 RIVERSIDE DRIVE SUITE 430

TOLUCA LAKE, CA 91602

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