



As a company, we do business in accordance with the Federal and State Fair Housing Law and welcome Persons of all Race, Color, Ancestry, Disability mental or physical, Religion, Sex, Gender, Sexual Orientation, Gender Identity, Gender Expression, Genetic Information, Marital Status, Source of Income, Handicap, Familial Status, and National Origin.

We process applications using the scoring matrix below and select the best qualified tenant. PLEASE NOTE, SINCE WE INCUR COSTS TO PROCESS AND SCREEN EACH APPLICATION, APPLICATION FEES ARE NON-REFUNDABLE.

Each application is screened for credit history, leasing history, income verification, and criminal history. We are looking for someone to move in ASAP, so your lease start date is also a determining factor.

In order to process your application, we need you to provide us the following 4 items:

1. Completed Application- We must have a separate completed application for anyone 18+ that will be living at the property. Please make sure to complete all fields as we only process fully completed applications.
2. A copy of a photo ID
3. Proof of income for all applicants- Applicants must make a combined minimum 2.5 times the monthly rent in gross income as a household, to be considered. Applicants must provide verification of legal income sufficient to meet the rent to income ratio. Examples of verification include, but are not limited to, last two paycheck stubs, payroll print out from employer, previous year's personal tax return, last 2 bank statements, proof of government income (such as Social Security, disability, welfare, et cetera), proof of retirement income, liquid assets (e.g. savings/bank account, stocks), proof of spousal and/or child support, or any other legal, verifiable income.
4. \$45 non-refundable screening fee per application (Pay this fee online during the application process)

\*You must be willing to start the lease within 2 weeks of applying to be processed, if there are multiple applicants. We can accept a move in up to 30 days out, if you are the only applicant. Please check with our team if this is a concern.

\*A complete application package includes all 4 items listed above. Only fully completed application packages will be processed. An incomplete application package will not be considered. Please attach all documents to your online application.

\*Our application process generally takes 3 business days from the day you provide us a complete application and all required documents. If there are multiple applicants, it can sometimes take longer, but our goal is to get you a decision within 3 business days.

\*We must verify your rental references, so please make sure to provide good phone numbers for your current and previous landlords. When possible, it is a good idea to let them know we will be calling in advance.

\*A co-signer will be considered if applicant(s) falls short of 2.5 times the rent in income as a household. Co-signers need to complete an application and submit the 4 items above. Co-signers must have a 700+ FICO score and earn 2.5 times the rent in income themselves.

\*If you have not seen the unit, your application may be subordinated to other applicants who have seen the unit. We strongly encourage you to view the unit prior to applying.

\*Please note, if your application is approved, Good Life Property Management Inc. needs a minimum of 1-2 business days to prepare the property prior to your move in.

Pets- Please check the advertisement to confirm if pets will be considered. Your application may be subordinated to other applications, if other applicants do not have pets. You must attach a photo of your pet for your application to be processed. We cannot rent to the following breeds (or any mix of the following):

Doberman, Mastiff, Boerboel, Rottweiler, American Bulldog, Presa Canario, Pit Bull and similar Terrier breeds, Chow, Dogo Argentino, German Shepard, Husky, Bandog, Wolf Hybrids, Akita, Fila Brasileiro, Tosa Inu

\*We score each rental application as listed below:

### **Credit**

1- Good Credit: 675++FICO score OR Has just 1 Delinquent record. (DISREGARD MEDICAL and STUDENT BILLS)

2- Damaged Credit: No Credit or 625-674 FICO score OR has 2 Delinquent records

3- Poor Credit; -624 FICO score OR has 3+ Delinquent records

### **Rent/Income Ratio**

1- Verifiable Rent to Income ratio is 33% and less

2- Verifiable Rent to Income ratio is 34%-40%

3- Verifiable Rent to Income ratio is 41%+

### **Rental/Payment History**

1- No Eviction Record, No more than 1 Late Rent record/NSF in 3 years

2- With 2 Late Rent records/NSF in 3 years

3- With 3 or more Late Rent records/NSF, or Unverifiable NSF record, or with no residential history

Your application is automatically denied if you have an Eviction Record, Negative Landlord Reference, Outstanding Landlord Collection or Judgement

3 or 4 = low risk, normal deposit

5 = moderate risk, 1.5 times the rent as deposit

6 or higher = Declined

\*If you are applying with multiple people, we use the average score

\*When choosing an applicant, we also look at move in date. Please make sure to list the earliest date you are willing to start your lease.

\*If we have multiple applicants who score the same, we then look at move in date, then highest FICO score, to select the best applicant.

We appreciate the opportunity to work with you. Thank you for applying!

Good Life Property Management Inc.

Cal BRE# 01929564