

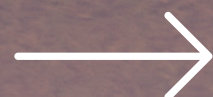


GOOD LIFE
PROPERTY MANAGEMENT

Application and Screening Criteria Template



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Introduction

Renting a property can feel like a complex process, but understanding the requirements, policies, and expectations upfront can make it much smoother. This guide outlines everything you need to know to ensure your application is complete, meets qualifications, and stands out in the screening process.



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Minimum Qualifications

To ensure fairness and consistency, applicants must meet the following minimum qualifications:

- **Income Requirements:** Income must be at least 3x the monthly rent.
- **Credit Score:** A credit score of 650 or higher is required.
(Applicants receiving government rent subsidies may provide alternative evidence of their ability to pay their portion of the rent.)
- **Eviction History:** No eviction judgments in the past 7 years.
- **Bankruptcy:** Must not have non-discharged bankruptcies.
- **Pets:** Pets must be over 6 months old and non-aggressive breeds.
- **Landlord References:** Negative references from previous landlords may result in application denial.
- **Move-in Timeline:** Move-in date must not be too far in the future.

Important Note: Incomplete applications will not be processed. Ensure all required materials are submitted before applying.



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Application Screening Criteria

To streamline the application process, gather the following:

- Proof of Lawful Verifiable Income
- Copy of government-issued ID
- Rental reference information of previous 3 years
- Dependent information (optional)
- **Co-applicants:** All other occupants above the age of 18 must submit their own separate application (optional)
- Service Animal information (must be screened through PetScreening – \$30 fee per animal. Refundable after verified)
- Emotional Support Animal information (must be screened through PetScreening – \$30 fee per animal. Refundable after verified)
- Pet information (does not go through PetScreening.)
- Have a photo of your pet ready
- Dogs only – Proof of breed, age, and weight (examples include a pet license or vet documentation)



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Policies to Keep in Mind

Move-in Funds

- Approved applicants must submit their security deposit and first month's rent within 24 hours of approval

Property Comes As-Is

- Properties are rented in their current condition. Cosmetic requests (e.g., painting, blinds) will not be accommodated.

Cosigners & Guarantors (Accepted only for applicants without credit history.)

Requirements for cosigners:

- Income must be 6x the monthly rent.
- California residency required.
- Minimum credit score of 700.



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How to Apply for a Property

1. Find Your Property: Visit our property listing page and select the 'Submit an Application' button for your desired property.

2. Co-Applicants: Ensure all occupants over 18 submit their applications to prevent delays.

3. Income Verification: Confirm that income information matches the employer details provided in your application.

4. Submit Your Application: Double-check that all required materials are included.



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