PROPERTY WORKS
REALTY
License #01854338

QUALIFICATION CRITERIA FOR RENTING

To process a RENTAL APPLICATION through Property Works Realty, read the information provided below. Applications will not be processed or reviewed without meeting the following criteria, providing the required documentation and submitting the application fee. Anyone 18 and over that intends to occupy the unit, must turn in an application.

APPLICATION FEE: **An application fee of $45.00** is required for EACH applicant for the purpose of obtaining tenant screening reports. We accept cash, money orders or a cashier's check. NO PERSONAL CHECKS

APPLICANT MUST MEET ALL THE CRITERIA BELOW:

- ✓ Favorable credit history with a minimum credit score of **525** showing a willingness to pay financial obligations as agreed (unless covered by SB267)
- ✓ Verifiable household income that is at least (3) times the monthly rent
- ✓ Valid photo ID
- ✓ No evictions within the last (10) ten years
- ✓ No outstanding collection records for non-payment of rent at any time
- ✓ Verifiable ledger from current landlord
- ✓ 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.
- ✓ Must create an account at petscreening.com and provide verification of the account

REQUIRED DOCUMENTS: ***Please include the following documents with your completed application to rent:***

[ ] Valid Photo ID: All applicants must provide photo identification and Social Security card. Acceptable photo identifications include, but not limited to:

- Current state issued identification card or driver's license, passport, any other government issued photo identification. *(Note: Military ID cards may not be copied)*

[ ] Proof of Income: All applicants must provide proof of income. The combined gross monthly income of all applicants must equal (3) times the required monthly rent. Acceptable proof includes;

- Pay stubs received within the last (60) days with a current year-to date.
- An award letter from; college OR university, SSI, Social Security, or any Government entity.
- Proof of child and/or spousal support payments.
- Proof of retirement or trust fund account, etc.
- Self-employed applicants must bring copies of the past (3) years' tax returns.
- Current bank statements or mobile app account statements (such as Square, Applepay, Venmo, Cashapp, etc.) showing proof of regular deposits made to account for business purposes.

[ ] Proof of Renter's Insurance: Upon approval of your application and prior to move-in, you must provide the Declaration Page showing:

- Liability Coverage Amount: {X} $100,000 { } $250,000 { } $500,000
  { } Liability Coverage including EV Car Charger equal to 10X Annual Rent
- Policy equal to or greater than the term of the lease
- The property and address added as additional insured (to notify landlord, in case policy is canceled)

Please submit your completed application, documents and fee to our office located at:

PROPERTY WORKS REALTY
2805 Bechelli Lane
Redding, CA 96002
530-221-6211