



Rental Criteria & Application Requirements

Thank you for your interest in Evar T Apartments. The following criteria outline the requirements used to evaluate all applications for residency.

1 APPLICATION REQUIREMENTS

- Each proposed occupant 18 years of age or older must submit a completed rental application and pay the non-refundable \$25 application fee. All approved adult occupants will be required to sign the lease agreement prior to occupancy.
- Fees are non-refundable regardless of approval status.
- Applications must be complete with all required documents submitted online before processing. Incomplete applications may delay verification or result in denial.
- By submitting an application, you authorize Evar T Apartments to obtain consumer reports from AppFolio, Inc., including credit, rental, and criminal history.
- Applications are processed in the order they become complete and are approved based on satisfaction of all rental criteria.

2 IDENTITY & DOCUMENTATION VERIFICATION

- Applicants must provide a valid government-issued photo ID.
- All information and documentation submitted must be complete, accurate, and verifiable.
- Additional or updated documentation may be requested when reasonably necessary to complete verification. Requested documentation must be provided within the timeframe specified. Failure to provide requested documentation within the specified timeframe may result in cancellation of the application.
- Inability to verify information provided may result in denial or cancellation of the application.
- **Providing false, misleading, altered, fraudulent, or materially incomplete information or documentation may result in denial or cancellation of the application.**

3 CREDIT REQUIREMENTS

- A credit report will be obtained for each applicant. Outside credit reports are not accepted.
- Each applicant must have a verifiable credit history and a **minimum credit score of 620**. Meeting the minimum credit score does not, by itself, constitute approval or satisfaction of all credit requirements.
- Negative credit history, including but not limited to unpaid debts, collections, charge-offs, liens, judgments, bankruptcies, or late payments, may result in denial regardless of whether the applicant meets the minimum credit score requirement.
- Applicants who do not meet credit requirements are **not eligible** for guarantors to satisfy credit criteria.

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INCOME REQUIREMENTS

- The combined gross monthly income of all applicants must be at least **three (3) times the monthly rent**.
- All legal, verifiable income sources are accepted. Acceptable proof of income includes, but is not limited to:
 - Four (4) most recent pay stubs
 - Two (2) months of bank statements
 - W-2 or 1099
 - Proof of government payments, child/spousal support, or student loans/grants
- Guarantors may be used to meet income requirements but **cannot be used to meet credit requirements**.

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GUARANTORS

- Guarantors may be required for applicants who meet all criteria except income.
- Guarantors must have:
 - **A minimum credit score of 700**
 - **Verifiable gross monthly income of at least five (5) times the monthly rent**
- Guarantors must complete an application, submit proof of income, reside in the U.S., and provide a valid Social Security Number.
- Guarantors must sign the lease and assume full responsibility if the applicant defaults.

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RENTAL HISTORY

- Applicants must provide verifiable rental history.
- Outstanding balances owed to prior landlords may result in denial unless debts are verifiably satisfied.
- Legal judgments, evictions, or repeated lease violations may result in denial.
- If you own your current or previous residence, proof of ownership may be required if rental history is limited.

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CRIMINAL BACKGROUND

- Criminal history is evaluated on an individualized basis, considering the nature of the offense, time elapsed, and risk to residents or property.
- Criminal history may result in denial based on individualized assessment.

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APPLICATION DECISIONS

- **Approved:** Approved applicants will be notified and provided a deadline to accept the approval and complete any required next steps. Approval does not reserve or hold an apartment beyond the deadline provided. Failure to respond or complete the required steps within the specified timeframe may result in cancellation of the application and the apartment being offered to another qualified applicant.
- **Approved with Conditions:** Applicants who otherwise meet the rental criteria but do not independently meet the income requirement may be approved with a qualified guarantor, subject to completion of all required documentation within the timeframe provided.
- **Denied:** Applicants who do not meet the rental criteria will be notified of the application decision. When applicable, an adverse action notice will be provided.

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OCCUPANCY GUIDELINES

- Maximum occupancy limits are as follows:
 - **Studio:** 2 occupants
 - **1 Bedroom:** 3 occupants
 - **2 Bedroom:** 5 occupants

10 PETS

- Pet deposit: \$500 per pet
- Monthly pet rent: \$50 per pet
- Limit: 2 pets per apartment
- **Breed restrictions apply.**

11 MOVE-IN REQUIREMENTS

- All move-in funds must be paid by cashier's check or money order prior to occupancy. **Cash is not accepted.**
- **Move-in fees include, as applicable:**
 - First month's rent: Full monthly rent
 - Security deposit: Equal to one full month's rent
 - Pet deposit: \$500 per pet
 - First month's pet rent: \$50 per pet
 - Key and/or remote deposits: As applicable
- **Renter's Insurance:** Proof of renter's insurance with a minimum of \$100,000 in liability coverage, listing Evert Partners LLC as an additional interest, must be provided prior to occupancy.
- **Utilities:** Residents must establish any required utility accounts applicable to their unit prior to occupancy.

12 UTILITIES

Studio Apartments

- **Electricity:** Included in monthly rent
- **Gas:** Not applicable
- **Water, Sewer & Trash:** Billed monthly through Ratio Utility Billing (RUBS) based on unit square footage and occupancy

1 Bedroom Apartments

- **Electricity:** Resident must establish and maintain service with Southern California Edison (SCE)
- **Gas:** Resident must establish and maintain service with SoCalGas
- **Water, Sewer & Trash:** Billed monthly through RUBS based on unit square footage and occupancy

2 Bedroom Apartments

- **Electricity:** Resident must establish and maintain service with Southern California Edison (SCE)
- **Gas:** Included in monthly rent
- **Water, Sewer & Trash:** Billed monthly through RUBS based on unit square footage and occupancy

13 KEYS & REMOTES

- Each unit receives:
 - (1) Apartment Key
 - (1) Mailbox Key
 - (1) Common Area Key – Deposit: \$50
 - (1) Gate Remote – Deposit: \$30
- Additional deposits and/or fees may apply for additional