

EST. 1980 · PROPERTY MANAGEMENT

Tenant Screening & Application Criteria

All applicants over the age of **18** must submit a Lease Application and meet each of the following criteria before a home can be offered for lease.

01 Lease Application, Credit & Background Screening

Every applicant 18 or older must pay for and submit a Lease Application. Applications are processed through a third-party screening service (AppFolio), which pulls credit reports and scores and performs background and criminal history checks. **Each adult applies separately**, with a **\$45 application fee per applicant**. Submitting an application authorizes verification of credit, income, rental history, and background information.

02 Proof of Income

Combined gross household income must be at least **3× the monthly rent**. Applicants must provide verifiable proof of income covering a minimum of the **prior two (2) months**.

03 Credit Score

Applicants should have a minimum credit score of **720**.

04 Reserves

Applicants must hold reserves of at least **4× the monthly rent**, above and beyond initial move-in costs.

05 Rental & Housing History

Two (2) years of verifiable rental history or homeownership, with no unpaid rent, late payments, or lease violations.

06 Government-Issued ID

A valid, current government-issued ID is required from every applicant.

Please note — additional documentation may be requested during the application process.

07 Co-Signer Criteria

If a co-signer is required, they must meet or exceed the same minimum standards set for tenant applicants above and must submit a full lease application. **Co-signers are equally responsible for the lease.**

08 Pet Policy

Pets may be allowed for additional rent; other restrictions may apply. The following dog breeds are **not permitted**:

Akita • Alaskan Malamute • Boxer • Bull Mastiff • Cane Corso • Chow Chow • Doberman • German Shepherd • Great Dane • Husky • Mastiff • Pit Bull • Presa Canario • Rottweiler • Wolf Hybrid

09 Additional Considerations

Applicants who do not meet the minimum credit requirement of 720 may still be considered; however, additional qualifying criteria may apply, including but not limited to increased income requirements, increased financial reserves, and/or a qualified co-signer.

All applications are evaluated using consistent criteria in compliance with applicable Fair Housing laws.

Tenant Screening Guide



lagunabeachproperties.net/screening-criteria/

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