

# VILLA LOS ARBOLES APARTMENTS

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<http://www.villalosarbolesapartments.com/>

## Applicant Qualification Criteria for Renting at The Villa Los Arboles Apartments

Before filling out an application, please review our list of criteria below. If you feel you meet the criteria please apply, because we would be happy to rent to you. Also if you have any questions or concerns, feel to call or e-mail the apartment manager.

- A completed and signed application from all proposed occupants over the age of 18 must be submitted. **All lines must be filled in correctly.** Incorrect or misinformation will disqualify you as a prospective renter.
- A \$30 screening fee for each adult (\$50 for a married couple) in cash, cashier's check or money order for the purpose of running credit and eviction reports is required with each application.
- You must provide photo I.D. We require a photo I.D. such as a Driver's license, State Issued ID card, or Social Security card. *(Note: Military cards are not accepted.)*
- You must have a credit report that demonstrates a willingness to pay financial obligations in a timely fashion. That being said, the VLA Corporate Office requires a FICO score of at least **650. We do not participate in Section 8 nor accept potential tenants who use this program.**
- Each adult applicant must have **no records of eviction.** In addition, you will be **denied if you have a conviction for any type of crime that would be considered a threat to real property or the ability of other residents to peacefully enjoy these premises.**
- We require favorable responses from references and previous landlords.
- Employment History and Sufficient Income: We **require monthly income of at least 2.5 times the amount of your monthly rent per applicant (or primary paying applicant)** Income must be verifiable through pay stubs, employer contact, or tax records. All other income, including self employment must be verified through tax records.
- Rental History must be verifiable from unbiased sources. If you're related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords, your application may be declined.
- If your application is accepted a security deposit and the pro-rated rent amount is required in advance. The security deposit is equal to the first month's rent. The security deposit and the pro-rated rent must be paid via **cash, cashier's check or money order.** In some cases the Corporate Office may accept a double security deposit to meet the rental criteria.
- The VLA complex **is a smoke free environment.** Smoking of tobacco products by tenants and/or their visitors is strictly prohibited on the entire property. All tenants are required to sign a non-smoking addendum at the time of signing the lease.