



Raj Properties

621 Taylor St Unit #1
San Francisco, CA 94102

Phone (415) 741-9980

Fax: (415) 796-3570

Email: sanfranciscoprop@rajproperties.com

APPLICANT QUALIFICATION POLICY AND OTHER INFORMATION

A completed and signed application including a \$40.00 application fee for each person, 18 and over, wishing to reside in the apartment.

1. **RENTAL HISTORY**

Must have at least *three (3) years* verifiable rental history, no unlawful detainers, or evictions.

2. **EMPLOYMENT HISTORY**

Must have at least *one (1) year* verifiable employment.

2a. **GROSS MONTHLY INCOME**

- main applicant must meet the Gross Monthly Income equivalent of *2.5:1 ratio*
- if applying with a roommate, roommate must meet the Gross Monthly Income equivalent of *2:1 ratio*
- Pay stub/W2 may be required for verification of income.

3. **CREDIT HISTORY**

Must have *good standing credit history*.

4. **APPLICATION WITHDRAWAL**

If applicant withdraws 72 hours after placing a deposit on a unit, but before the commencement of the Rental Agreement, a daily fee for the unit will be deducted from the deposit.

5. **CO-SIGNER.** Co-signers are allowed for applicants who do not qualify, provided the cosigner meets the gross monthly income equivalent of 3:1 ratio, excellent credit rating, three (3) years rental history, and one (1) year employment history.

6. **RENTAL DEPOSIT REQUIREMENT**

- Application fee per adult = *\$40.00*
- Security Deposit. Pay upon application if you want us to reserve the apartment.

7. **MOVE-IN COST REQUIREMENT**

- First month's rent, prorated if not a full month
- Security and damage deposit and other charges
- Move-in cost must be in the form of *certified funds*.

8. **UTILITIES.** Resident shall arrange for and pay for all electricity, phone, and cable services during occupancy.

9. **LEASE TERM.** A minimum of a 12 month lease.

NO PETS ALLOWED