

CRITERIA FOR RESIDENT SELECTION



- Verifiable monthly income should = 2.5 x the rent amount
- One year on job, or prior similar job
- One year of current and verifiable rental history
- NO EVICTIONS & NO UNLAWFUL DETAINER FILED
- Credit History Will be Evaluated
- Renters Insurance Policy purchased prior to move in

PROCEDURE FOR APPLYING FOR AN AVAILABLE UNIT

- 1) View apartment or house.
- 2) Fill out application on website www.abetterproperty.com, if anything does not apply type in N/A
- 3) Attach supporting documents online such as ID, paycheck stubs, etc.
- 4) Application fee can be paid online or walked into the office in the form of a money order. Application fee is \$45 per adult. No refunds once we have begun processing your application.
- 5) If applying with a dog or cat we require a profile to be submitted at [Petscreener.com](https://abetterpmco.petscreening.com/). This includes all dogs/cats including ESA's. <https://abetterpmco.petscreening.com/>

APPLICATION FEE & SUPPORTING DOCUMENTS

- ✓ Application Fee **\$45.00 per adult**, submitted online with your application.
- ✓ Drivers License or Federal/State Issued ID
- ✓ Social Security Card
- ✓ Proof of income: Current paycheck stub with YTD gross earnings or other proof of income. If self-employed we require the last 2 years tax returns.

If you are **APPROVED**, you will be notified by phone

If you are **DENIED**, you will be notified by mail

**Once denied we do not reopen applications. You may apply again after 90 days*

- Unit will not be rented or leased until all repairs are completed.
- 1st months rent & deposit must be paid in full by the time of move-in with
Money order, cashiers check or Pay Near Me
- Unit must be inspected and signed off prior to moving in.
- Rent is always due on the 1st of the month, late on the 2nd
- Applicants will be notified if they have been approved or denied **after** we have contacted references, run the credit/eviction report and verified the information on the application.

APPLICANTS RECEIVING GOVERNMENT RENTAL ASSISTANCE ONLY (HUD, VASH)

Applicants receiving government rental assistance may select to have their credit report used or an alternative, ability to pay evaluation. If you would like to select the ability to pay for evaluation, you must notify us in writing by email at info@abetterproperty.com. You must email us **before** submitting your application that you are selecting the alternative method. You will be emailed a list of the documents needed for screening. If not, we will go forward with our standard verification process including credit screening. Both methods of screening will require additional documentation submitted for screening purposes.

A BETTER PROPERTY MANAGEMENT Co., INC.

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3/2024

DRE#00793646