

Hawk Mgmt, Inc.

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APPLICANT SCREENING CRITERIA

Rental Requirements:

- All rental discussions will be conducted in English. If you do not speak English, please bring an interpreter over 18 years of age to assist you when you are viewing apartments or signing any paperwork.
- Application fee: \$49.00 per applicant, non-refundable.
- It is your responsibility to have all people in your party view the unit prior to applying.
- Applicant(s) must have a total of twelve months positive rental/mortgage history for approval.
- Unlawful Detainers and/or outstanding debts to a landlord could result in denial.
- If the applicant has less than twelve months positive rental history, a co-signer and/or increased deposit could be required.

Employment Requirements:

- Applicant(s) must have twelve months current employment history.
- Six months of paycheck stubs and/or bank statements will be required to verify income.

Rent to Income:

- Applicant(s) are required to make at least 2.5 times the amount of the rent for approval.

Credit Criteria:

- Applicant(s) must have good credit and a FICO score of 600 or higher for approval.
- If applicant has no established credit, a co-signer or increased deposit of up to two times the monthly rent amount may be required.
- Bankruptcies must be discharged, or the application could be denied.

Co-signer:

- If a co-signer is required, they must make 5 times the rent and have a FICO score of 750 or higher. A Co-signer must be a resident of California.