

WEBSTER TOWER & TERRACE RENTAL CRITERIA

Webster Tower & Terrace supports The Fair Housing Act as amended, prohibiting discrimination in housing based on race, creed, religion, sex, national origin, handicap, familial status, or source of income that is used to pay rent on behalf of the tenant, however, Webster Tower & Terrace will not enter or sign any agreement with any governmental, charitable or other agency for the payment for rent. The following qualification standards will be required from every prospective resident. They include, but are not limited to:

Income / Employment

Monthly Gross Income must be at least three (3) times the amount of the apartment's monthly rental rate. Current employment must be at least six (6) months. If current employment is less than six months, previous employment should be at least six (6) months. Copies of the applicant's two most recent paycheck stubs, or an offer letter, can be accepted as verification of the monthly income. If the applicant is self-employed, retired, or disabled, the applicant must provide photocopies of the tax return from the previous year, financial statements from a certified public accountant, or photocopies of the two (2) most recent bank statements showing proof of ability to pay rent for the term of the lease. Any student requiring a guarantor must show proof of school registration. All required documentation must be received within three (3) days from the date of application, Webster Tower & Terrace reserves the right to lease the apartment to another applicant without further notice if the required documentation is not received by the 3rd day after the application date.

Rental History

Applicants must have at least six (6) months of confirmable residency. Payment history will be reviewed and no negative history will be accepted. Negative rental history is described as, but not limited to, any damages owed, rental-related debt as described above with a balance due over \$200.00 within the past forty-eight (48) months, and/or eviction filed within the past eighty-four (84) months.

Credit History

A detail credit report will be pulled on each applicant. Each applicant will be charged **non-refundable** application processing fee of **\$40.00** for each applicant on a New Lease Agreement. All Applicants will be evaluated on the basis of credit history (including collections, judgments, repossessions and bankruptcies); current credit account status; length of employment; net monthly income; and percentage of disposable income. Accounts rated two (2) or higher are considered negative and will affect the applicant's ability to be approved.

Check Writing History

A negative check-writing history with two (2) insufficient fund checks returned will result in the applicant paying monthly rent by certified funds.

Identification

Management requires a valid Driver's License or two other forms of valid identification. Applicant under the age of 18, excluding emancipated minors, must have a guardian sign the rental information. A photocopy of the passport or Visa that shows the entry date into the United States will be required on every applicant who has been out of the country within the past six (6) months in lieu of rental, credit and check writing history. Any false statement made on an application will result in denial of the application or could result in later cancellation of the lease.

Renter's Insurance

Tenant is required to obtain a Renter's Insurance on a policy form commonly known as HO-4 through the duration of tenancy that includes at a minimum of **Personal Liability coverage of at least US \$300,000** combined single limit per occurrence for Bodily Injury and Property Damage. The premises listed as "**Insured Premises**"- 1489 Webster Street, San Francisco, CA 94115 and **Property owner – WCP I DE, LLC & Property Management – American Realty & Construction, Inc.** are listed as Certificate Holder.

Pets

Pets are not allowed. However, a tenant with a disability may have a service or a companion animal if the tenant can furnish a letter from a physician confirming the need for a service or companion animal.

I have read and understand the Rental Criteria from which my application will be approved.

Ref Apt no.: _____

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Applicant

Date

1489 Webster Street, San Francisco, CA 94115
Phone: (415) 931-6300 ▪ Fax: (415) 931-7156