

Barringer IPM - Rental Qualifications

- **Application fee \$45.00 per application**
- **Application fee is NON-REFUNDABLE**
- **ALL occupants 18 years of age and over must complete an application.**

Income Requirements

- Gross income (all applicants combined) shall be a minimum of three (3) times the monthly rent amount.
- Income may include other sources than employment. Must provide proof and be verifiable.
- Ability to pay all deposits and rent in full prior to move in.
- Self-employment must be able to show proof of income (current tax return, 6 months current profit and loss, and 3 months current bank statements)

Rental History

- Rental or homeowner history must be verifiable.
- No past evictions.
- No money owed to previous landlord or property management company.

Credit Requirements

- Average credit score of 630 or above.
- An average credit score of 629 and below will result in denial of applications.
- No un-discharged bankruptcies.
- One-year established credit after discharged bankruptcy.
- Utility bills must be current and no collections.
- We reserve the right to deny based on poor credit history.

Pet Policy

- Pets to be included in renters' insurance.
- Pets are to be reviewed and accepted on owner approval.
- Pet deposit will apply.
- Pet application must be completed in full.

Additional Requirements

- Each applicant will be required to show photo ID.
- False information on application will result in denial.
- Incomplete applications will not be processed.
- Renters insurance is required 24 hours before move in date.

****Applicants must visit the home in person before a lease is completed.**

****Applicant is responsible to pay for any fees related to the WORK NUMBER service**

209 835 5220 office number

www.BarringerIPM.com

CA DRE#01435948

