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## Real Estate & Rentals, Inc.

Welcome to Bay Area Real Estate & Rentals, Inc! We hope that you will find a property that meets all of your needs. For convenience, the following is a brief overview of the general guidelines used to process an application.

A completed application form, in order to tell us about yourself. Each adult wishing to live in one of our properties must fill out an application and be approved. All sections of each application must be completed and accurate.

Employment, in order to verify that there is adequate income to make rental payments. In general, we expect an application to have been in their current place of employment for at least six (6) months, and that income is equal to three to four times the monthly rent amount.

Rental history, in order to verify that the prospective tenant has demonstrated a desire to meet lease obligations. In general, we want to verify the amount of current rent and that rent was paid in a timely manner; that the property was kept in good condition; that there is no history of complaints from other tenants; that all lease obligations have been met; and that the tenancy has been a positive experience.

Credit history, in order to verify that the prospective tenant has demonstrated fiscal responsibility. In general, we look for payments that are made on time, that there are no judgments or bankruptcy records, and that credit responsibilities are in line with income.

Vehicle information, including make, model, color, and year of any vehicle to be kept at the rental property.

A valid photo ID, so that we can assure the property owner that the person applying for the property is indeed the person moving in. Authorization for us to verify information given on the application and to order a credit check.

No person shall be denied the right to rent one of our properties based on applicants race, color, religion, national origin, sex, age, disability, marital status, or familial status.