

Chico Properties

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Rental Policies

Meeting basic rental terms. Applicants must be able to meet our basic rental terms, which include the rent and security deposit, and the tenancy start date.

We follow fair housing laws. We will fully comply with the federal fair housing laws and will not discriminate on the basis of race, color, national origin, familial status (including age), disability, or sex. We will also follow any state and local laws that forbid additional types of discrimination.

1. Complete and truthful applications from all adults.

- a. Only those who have submitted a Rental Application, and any listed minor dependents, may live in the rental.
- b. We will need a current photo ID from each adult applicant, such as a driver's license, passport, or military or state identification card. We will need a Social Security number or Individual/Taxpayer's ID number (ITIN) in order to run a credit check.

2. Contact references, credit sources, previous landlords, and run a credit check.

- a. We rent to applicants who have a history of being good tenants, which includes paying rent on time, being considerate of rental property and neighbors, and leaving rental property in good shape when vacating. We require satisfactory references from previous landlords, and creditors.
- b. \$10 Credit Check Fee is required in advance before screening begins.

3. Financial responsibility.

- a. Our primary means of evaluating an applicant's financial history is the credit report. We may deny a tenants application if they have a history of delinquent payments/accounts, unpaid debts, charge-offs. We like to see a credit score of no less than 650.

4. Minimum Income

- a. The combined gross monthly income from all applicants ages 18 and over should be approximately three times the monthly rent. (Verification through pay stubs)
- b. If the gross monthly income of an applicant is not three times the monthly rent, we may, at our option, require a guarantor to submit a separate application (add'l \$10 fee). We may also increase the security deposit, at our discretion, within the bounds of applicable law.

We will evaluate applications as soon as we can. Usually, the evaluation process takes a few days. We process complete applications (No Blanks!) in the order in which they are received. In the event of multiple qualified applicants, we will make an offer to the applicant whose application was received first. We will notify applicants whom we cannot accept.

Thank you for your application. Please feel free to contact us for more information.