

Sundance Properties Family LLC

2599 Widgeon Ln, Durham, CA 95938
530-893-4335 (w) 530-343-7018 (f)

Applicant Information

We are excited you would like to apply for one of our properties! Before applying, please take a moment and review the application process and general qualification guidelines below.

RESERVING AND APPLYING

- **RESERVATION PROCEDURES:** To reserve a property a holding deposit in the amount of \$500 is required. A holding deposit is the only way that you may reserve a property. Once you have been approved, we will set up your portal and you will pay online.
- All applicants (anyone that is going to be residing in the property) over the age of eighteen (18) years of age must fill out a separate application. You can apply online under the forms tab at sundanceproperties.net The application fee is \$30 per applicant and \$25 per cosigner. The application fee is nonrefundable. *All applicants must provide a different email address.*
- Rental applicants with household pets or service/companion/assistive are required to submit any required paperwork with the animal. Dangerous breeds and pets under two (2) years old are not allowed.
- Provide proof of income (see income requirements below).

GROUND FOR DENIAL ON ALL APPLICATIONS

- Any unlawful detainers (evictions) for any applicant or guarantor.
- Any balance owing to a landlord.
- Unverifiable social security number.
- Any open bankruptcies.
- Any falsification on rental application.
- Pets that are dangerous breeds or under two (2) years old.
- Any omitted items or falsifying rental references or rental history.

INCOME REQUIREMENTS

- Gross monthly income must be greater than three (3) times the monthly rent amount (this amount is combined for all applicants).
- Proof of income is required for all income to be considered. Only current income and jobs are considered. If you are leaving your job to move to the Chico area that job income will not be considered.
- Acceptable proof(s) of income include:

- If employed: copies of the two most recent paystubs covering at least one month of pay.
- If self-employed: most recent year tax return plus 2 months of bank statements that verify current income.
- Other forms considered: financial aid award letters, social security benefits, retirement funds, verifiable new job offer and acceptance letters etc. Please contact us if you have questions about what qualifies.
- Bank account balances, brokerage and stock balances will generally not be considered unless retired.

CREDIT REQUIREMENTS

- Credit scores, delinquent accounts, late payments and amount of debt and are all heavily weighted in the approval process.
- FICO Score:
 - Transunion FICO credit score across all applicants must be 650 or higher.
- No more than one (1) non-medical or student loan account in collections with balance owing for any one applicant or guarantor.
- No more than \$500 currently outstanding in collections (non-medical or student loan) for any one applicant or guarantor.
- No open bankruptcies. No bankruptcies in the previous 5 years for any applicant or guarantor. If bankruptcy is over five years old the applicant must have re-established credit.
- Established credit history of at least one year.

RENTAL HISTORY

- Reasons for conditional approval (increased deposit) or denial:
 - Unverifiable rental history.
 - Less than two rental references
 - No rental history (including owning, living at home or in dorms).
 - 3 or more late rent payments during a 1-year period.
 - 2 or more payments returned for insufficient funds.
 - Documented complaints.
 - Unfavorable landlord reference.
 - Property damage.
 - Unauthorized pets.
 - Pet damages.
 - Unauthorized breaking of lease

CRIMINAL HISTORY

- Criminal Background is reviewed on a case-by-case basis.
 - Other Felony Offenses

COSIGNERS (GUARANTORS)

- Guarantors may be considered if you lack proper income or have no credit history. Guarantors cannot be used in lieu of poor credit, unlawful detainers (evictions), or poor rental history.
- Guarantors are required to fill out the cosigner application. A credit check and employment/income verification will be performed on all guarantors. Guarantors must provide proof of income.
- Guarantors must be a U.S. resident. We do not accept guarantors that are an entity or a company.
- All guarantor income is combined and must be greater than four (4) times the monthly rental amount.

MOVE-IN DAY

- First month's rent and remainder of security deposit are due in full and must be paid online through your tenant portal prior to moving-in and the funds clearing the bank or cashier's check or money order only. If your payment does not clear the portal (usually takes three – five business days) then move-in will be delayed.
- Tenant Liability Insurance is required for all residents. Please have declaration page showing the following requirements: (1) a minimum of \$100,000 liability coverage, (2) the coverage must include the property address, (3) list Sundance Properties Family, LLC as "additional interest" or "interested party" (4) with office address of 2599 Widgeon Ln, Durham, CA 95938 and (5) include all residents names on the policy or policies. There is a policy on the portal if you wish to you, it instead of another agency.