



Plumas Lake Properties – Home Sales & Rentals

Application Screening Requirements

Plumas Lake Properties (PLP) screens applications on a first received, first approved, or denied basis.

Step 1: Complete the application which is located on our website at www.PlumasLakeProperties.com/ApplyNow. You will enter your credit card information, but it will not be processed until you are first in line for the home. All applicants over the age of 18 who will be residing in the house must complete the full application and there is an application fee for every applicant.

Step 2: Once the application is completed, email your ID, paystubs, photos of pets and any other supporting documentation to info@plumaslakeproperties.com. All supporting documents must be emailed to our office within 3 hours of completing your application to hold your spot in line, otherwise we will use the date and time of receipt of the additional documents to determine where you fall in line for the home.

PLP will review the self-reported income and the pet(s) for the particular home you are applying for to confirm that you meet the qualifications for the home. This will prevent you from paying an application fee if the pet will not be accepted for the particular home, or if you fail to meet the income requirements. This application requires proof of legal and verifiable income for the two primary applicants. Please call the office if you have ANY questions regarding completing an application as we will not refund application fees for any reason.

Abusive attitudes or disruptive behavior toward any PLP staff by an applicant, their children, or guests will result in the denial of your application.

Our **minimum requirements** are as follows:

Income: Gross income of the 2 primary applicants must be at least 3 times the monthly rent (minus any housing vouchers). There are NO exceptions for lack of legal and verifiable income. Applicants must provide 2 current pay stubs with year to date information; and for self-employed applicants the tax returns for the last 2 years. If child support or alimony can be verified and are going to be received for a specific period of time NOT less than the intended term of tenancy, and you can show proof of on-time payments for the previous 6 months, they may be combined with other acceptable sources of income to assist an applicant in meeting the income requirements.

Credit History: No applicant can have below a 600 credit score. Any collections to past property management companies or landlords will result in an automatic denial. All accounts for the last 2 years need to be current (except COVID Rental Debt as defined by CCP§1179.02). Applicants must provide any documentation necessary to show debt is COVID Rental Debt. Applicants with housing vouchers may use alternative credit data. PLP requires 2 years of bank statements showing rent and utilities payments being paid monthly.

Co-Signer: PLP does not allow the use of co-signer for any reason.

Eviction: An applicant with a previous eviction will be automatically denied. Unless the applicant can show it was COVID related rental debit eviction.

Occupancy Verification: We verify all applicant's residence history for the previous 3 years. This includes verifying that all applicants were on the leases or mortgage for the previously stated residences. Additionally, rent payments must not exceed 2 late payments per 12-month period (excluding 3/1/2020 through 3/31/2022). Mortgage payments must not exceed 2 late payments per 12-month period. Unsatisfactory references (non-rent related) can also result in a denial of your application.

Criminal Status: Criminal history screening will be conducted only to the extent permitted by Federal and California law and will include an individualized assessment. Any convictions for the manufacturing of drugs will be a lifetime disqualification.

Pets: Each property may have different pet requirements. Please report the breed, age, and spayed/neutered status of each pet.

Occupancy Limits: Household size is limited to a total of two (2) persons per bedroom plus one (1) in adherence with all applicable fair housing laws.

Any falsely reported information on your application will result in an automatic denial of the rental application.

Please note that PLP fully complies with the Federal Fair Housing Act as well as California's Fair Housing Act. We do not discriminate against any person because of age, race, color, religion, sex, including gender, and pregnancy, childbirth, or medical conditions related to pregnancy or childbirth, sexual orientation, disability, familial status, marital status, national origin, ancestry, source of income, or any other arbitrary reason.

If you have any questions, do not hesitate to call (530)844-2590.

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www.PlumasLakeProperties.com