

Rental Property Professionals, Inc.

Application Screening Requirements

Rental Property Professionals, Inc. (RPP) screens applications on a first received, first approved or denied basis.

RPP's application process is a 2-step process. Both steps must be fully completed in order for your application to be considered for a house.

The first step is the completion of the preliminary application which is located on our website at www.rentalpropertyprofessionals.com. There is not a fee for this portion of the application. RPP will review the self-reported income and the pet(s) for the particular home you are applying for to confirm that you meet these qualifications for the home. This will prevent you from paying for an application fee if the pet will not be accepted for the particular home, or if you fail to meet income requirements.

The second step of the application process is the completion of the full application. The first applicant set to pass the preliminary application will receive an email with the link to the full application. All applicants over the age of 18 who will be residing in the house must complete the preliminary and full application. This application requires proof of legal and verifiable income for the two primary applicants. Every occupant over the age of 18 must complete this application. There is an application fee for every applicant. Please call the office if you have questions regarding this as we will not refund application fees for improperly filled out applications. The final application must be completed within 24 hours of receiving the link in order to keep your place in line.

Abusive attitude or disruptive behavior toward any RPP 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 must be at least 3 times the monthly rent. There are no exceptions for lack of legal and verifiable income. Applicants must provide 2 current pay stubs with year to date information and/or tax returns for the last 2 years. If child support, alimony, or grants can be verified, 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 550 credit score. If the average credit score of the two primary occupants falls between a 551 and 600, the applicants will be required to pay 2 times the monthly rent for the deposit, if approved.

Any collections to past property management companies or landlords is an automatic denial. Accounts for the last 2 years need to be current.

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

Eviction: An applicant with a previous eviction will be automatically denied.

Rental Verification: We verify an applicant's rental history for the previous 2 years. This includes verifying that all applicants were on the leases for the previously stated residences. Additionally, rent payments must not exceed 2 late payments per 12-month period.

Criminal Status: Any felony conviction will be an automatic disqualification for 10 years after the completion of the sentence. 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 the 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 RPP 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.

Rental Property Professionals, Inc.
3000 Plumas Arboga Road
Plumas Lake, CA 95961
www.RentalPropertyProfessionals.com

