

Access Property Management

1165 Scenic Drive, Suite C-3 • Modesto, CA 95350

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APPLICANT SCREENING CRITERIA

It is important that we obtain the best possible tenants for our units. We want tenants who pay rent timely and maintain the units clean and sanitary. We want to make sure people do not use our rentals for any illegal activity. To ensure this process, we complete a thorough screening process which includes:

1. **Credit** check through a national credit agency;
2. **Eviction** check through a regional and national agency;
3. **Criminal background** check through a statewide and national agency.

We provide equal housing opportunity. We do not discriminate on the basis of race, color, religion, sex, handicap, national origin, familial status, ancestry, age, marital status, sexual orientation or other factors that are unrelated to legitimate business concerns. Occupancy limit is TWO people (minor or adult) per bedroom PLUS ONE additional person (minor or adult).

Please review our screening requirements and if you qualify, please apply.

We Require of EACH Applicant over the age of 18-years of age:

1. A face-to-face application interview with all applicants over 18-years of age.
2. Each adult to show us two pieces of identification, one with photo. Social Security card and California Drivers license is sufficient.
3. A complete rental application from **EACH ADULT** applying. If married couple, **BOTH** spouses must complete **SEPARATE** applications. The application fee is **\$35.00 per adult**. This fee is for the screening processes listed above and is **NON REFUNDABLE**.
4. We contact all previous landlords. We require a co-signer for an applicant who does not have a rental history or has only rented from relatives.
5. To be approved tenants must have the following:
 - a. ***Approximately two and a half times the rent in certified income; Please provide VERIFICATION of income – 2 months of pay stubs from your employer.***
 - b. ***No evictions or landlord court actions;***
 - c. ***No criminal background;***
 - d. ***Good landlord references;***
 - e. ***Good Credit – Can have some missed payment but credit must generally be good;***
 - f. ***No bankruptcies in the last 2-years.***
6. When approved, security deposit for property must be received within **72-hours** to hold property for applicant.