



Rental Qualification Criteria

These criteria apply consistently to all applicants at properties managed by DKR Management, Inc. A copy is provided to every applicant.

Applicant Requirements

- Each applicant 18 years or older must submit a completed and signed rental application.
- A valid government-issued photo ID is required. A Social Security number is **not** required; applicants may provide an Individual Taxpayer Identification Number (ITIN) or other identifying information for screening purposes. We do not inquire about immigration or citizenship status.
- Verifiable lawful household income of at least 2.5 times the monthly rent. For applicants receiving rental assistance or subsidies (including Housing Choice Vouchers), all subsidy payments are counted, and the income standard is applied only to the applicant's portion of the rent.
- Credit history is evaluated as part of the application as a whole — payment history, rental-related obligations, and other relevant financial information. No fixed minimum credit score is required. Applicants receiving government rent subsidies may provide lawful, verifiable alternative evidence of ability to pay in place of credit history.
- Rental history and landlord references may be considered, consistent with applicable law. Unlawful detainer records are considered only where lawfully available and reportable.
- Proof of renter's insurance must be provided before move-in, as specified in the lease.

Required Documentation

- Government-issued photo identification.
- Proof of income: recent pay stubs, benefit or subsidy documentation, bank statements, an offer letter, retirement income statements, or other reasonable proof of lawful income.
- Self-employed applicants may provide recent tax returns, profit-and-loss statements, bank statements, or other reasonable documentation.

Application Screening Fee

- The screening fee equals our actual out-of-pocket screening costs and will not exceed the maximum permitted under California Civil Code Section 1950.6, as adjusted annually.
- A fee is charged only when an application is actually screened; if an application is not screened, the fee is refunded. An itemized receipt is provided to each applicant.
- Applicants receive a copy, at no charge, of any consumer credit report obtained in connection with their application.

Screening Policy

Each application is evaluated on the totality of the applicant's qualifications — income, rental history, credit history, ability to satisfy the lease obligations, and other lawful factors — and criteria are applied consistently

to all applicants. Criminal history, if considered at all, is reviewed only as permitted by applicable law, through an individualized assessment consistent with 2 CCR § 12266, and will not automatically result in denial.

Animals and Reasonable Accommodations

Assistance animals (service and support animals) are not pets and are not subject to pet restrictions, pet rent, or pet deposits. Requests for reasonable accommodations or modifications by applicants with disabilities will be considered in accordance with fair housing law. To make a request, contact our office.

Fair Housing Notice

DKR Management, Inc. complies with the federal Fair Housing Act, the California Fair Employment and Housing Act, the Unruh Civil Rights Act, and all applicable state and local fair housing laws. We do not discriminate on the basis of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, medical condition, genetic information, citizenship, primary language, immigration status, age, veteran or military status, or any other characteristic protected by law.

DKR Management, Inc. · 6340 Coldwater Canyon Avenue, Suite 205, North Hollywood, CA 91606 · Tel 818.769.0000 ·
info@dkrholdings.com · CA DRE #01471583

APPLICATION TO RENT OR LEASE

APPLICANT Each Applicant over the age of 18 must complete their own application form

PLEASE PRINT

First, Middle, Last Name	Date of Birth	Social Security #	Driver's License Number & State
Other Names Used in the Last 10 Years	Home Phone	Cell Phone	Email Address

ADDITIONAL OCCUPANTS List everyone who will live with you:

First, Middle, Last Name	Date of Birth	Relationship to Applicant

EMPLOYMENT

	Current Employment	Prior Employment
Employer		
Address		
Employer Phone		
Job Title		
Name of Supervisor		
Dates of Employment	From: To:	From: To:
Income Per Month	\$	\$

RESIDENCE

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Owner/Manager And Phone number			
Reason for Leaving			
Last Rent Paid	\$	\$	\$

VEHICLES

Automobiles	Make	Model	Color	Year	License No.
Motorcycles					



PERSONAL REFERENCES

In Case of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			

CREDIT INFORMATION *Please list all your financial obligations*

Name of Bank or Savings & Loan		Branch or Address	Account No.		Balance
			Checking		\$
			Savings		\$
Credit Accounts	Account No.	Address/City	Phone	Balance	Due Monthly

GENERAL INFORMATION *(Check the answer that applies)*

- Are you using a rent subsidy and submitting alternative verifiable proof of ability to pay the rent? ☐ YES ☐ NO
- Do you smoke or vape? ☐ YES ☐ NO
- Do you have any pets/animals? ☐ YES ☐ NO
- Do you have any musical instruments? ☐ YES ☐ NO
- Do you have any water-filled furniture/equipment, or do you intend to use water filled furniture/equipment in the unit? ☐ YES ☐ NO
- Have you or any proposed occupant ever been asked to move out of a residence? ☐ YES ☐ NO
- Have you or any proposed occupant ever been convicted of or pleaded no contest to a felony within the last seven years? ☐ YES ☐ NO
- Have you or any proposed occupant been a party to an unlawful detainer action or filed bankruptcy within the last seven years? ☐ YES ☐ NO
- Do you owe any outstanding rent to your current landlord? ☐ YES ☐ NO

Please explain any "yes" answers to the above questions: (After completing a credit review, Owner may consider the nature of the felony and the length of time since it occurred so long as the felony is directly related to the applicant's ability to meet its obligations under the lease terms, and any other relevant mitigating information pursuant to 2 CCR §12266.) _____

Why are you leaving your current residence? _____

The applicant hereby applies to rent/lease Unit # _____ at _____
 _____ for \$ _____ per month, and upon owner's approval agrees to enter
 into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An application fee of \$ _____ is hereby submitted for the cost of processing this application, to obtain credit history and other background information.



Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, Telechecks, Income Verification Reports, and/or investigative criminal background reports in connection with Applicants' application for rent or lease. Applicant agrees to furnish additional credit and/or personal references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. In the event that a material misstatement or misrepresentation is discovered after Applicant is accepted as a Resident, and whether or not a Lease or Month to Month Rental Agreement is executed, Owner may, at Owner's sole discretion, deem such misstatement or misrepresentation to be a material and non-curable breach of any subsequent Lease or Month-to-Month Rental Agreement and grounds for rescission of the contract and immediate eviction. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

Applicant: _____ Date: _____
(Signature required)

