



SRG RESIDENTIAL RENTAL CRITERIA CALIFORNIA *BMR - SF*

All applicants 18 and over are subject to approval through a third-party applicant screening agency. Approvals of all applicants are based on an empirical system that incorporates various credit factors along with other non-statistical factors to determine overall applicant worthiness. The primary criterion used to determine rental decisions is a rules-based analysis from several statistical indicators including rent-to-income calculations determined from the application, credit worthiness as determined by national credit scores and other proprietary credit calculations more specific to the apartment industry.

Other factors may impact on the overall rental decision of an applicant including rental history, criminal history, credit history, open bankruptcies, as well as other indicators. When these statistical and non-statistical factors are combined, an overall rental recommendation is determined.

Minimum Standards:

Rental History

- Applicants with evictions within the last 2 years will not be accepted.
- "No fault" evictions are excluded.
- Applicants with a rental collection balance within the last 2 years will not be accepted, excluding evictions or rental collection balances for COVID-19 rental debt or to the extent allowed by law.

Credit History & Minimum Income:

- Credit exclusions: Medical and student loans, outstanding debt of up to \$2,500, negative credit older than 24 months.
- Minimum income requirement of 2x monthly base rent.

Criminal History:

- Applicants with criminal history will be considered in accordance with San Francisco Police Code Article 49, the Fair Chance Ordinance.

Filed Bankruptcy

- Applicants with an open bankruptcy that has not yet been discharged will not be accepted.

Government Rent Subsidy or Inclusionary Housing Program

Applicants participating in San Francisco's inclusionary housing program have an allowance of alternative credit if they do not have a credit history.

Applicants participating in a government rent subsidy program, such as Section 8, may opt to provide verifiable evidence of the applicant's ability to pay their portion of the rent in lieu of credit history. Please inform the office of your screening preference.

For applicants with a government rent subsidy: Section 12955 of the California Government Code allows applicants for rental housing who receive a government rent subsidy, including a Section 8 Housing Choice Voucher, the option, at the applicant's discretion, of providing lawful, verifiable alternative evidence of the applicant's reasonable ability to pay the portion of the rent to be paid by the tenant. If the applicant elects to provide lawful, verifiable alternative evidence of the applicant's reasonable ability to pay, Owner/landlord will provide the applicant reasonable time to respond with that alternative evidence and reasonably consider that alternative evidence in lieu of the applicant's credit history in determining whether to offer the rental accommodation to the applicant.

If you will be receiving a government rent subsidy which will cover a portion of your rent each month, please inform the office of your choice on one of the following screening options below:

- I choose to submit alternative evidence of my ability to pay rent to be considered instead of credit history. I authorize the property manager/owner to obtain and use reports that reflect credit history as part of the application process.
- I choose to provide alternative evidence of the ability to pay the rent, which can include, but is not limited to, bank statements, pay records, government benefit payments, and verification of any other sources of lawful income to demonstrate ability to pay the rent each month. I authorize the property manager/owner to obtain and use reports other than credit history as part of the application process. I understand that my application is not complete and will not be processed if I fail to provide verifiable evidence of my ability to pay the rent.

Guarantor Policy

- Applicants who do not meet the minimum qualification requirements may be able to either:

- Apply with a Guarantor whose income is 2.75x the rent
- Pay 1 month's security deposit, or
- Apply with a Guarantor and pay 1 month's security deposit

Occupancy Standards

- One-Bedroom: 1-3 people
- Two-Bedroom: 2-5 people
- Children under the age of six (6) will not be counted towards the maximum occupancy

Pet Policy

- Emotional Support Animals and Service Animals: The building allows assistance animals and reserves the right to seek verification of disability and disability related need for any requested accommodation.
- Pet Fees will be waived with proper documentation
- Pet Fee: \$50 per pet per month
- Pet Deposit: \$500 (waived if they are approved with a 1-month deposit)
- 2 pets max. Pets must be licensed and vaccinated in accordance with local laws. You must provide proof if we request it. Comply with all local laws and regulations relating to pets. Breed Restrictions: Pitt Bull, American Staffordshire Terrier, German Shepherd, Chow, Alaskan Malamute, Doberman Pincher, Akita, Great Dane, Siberian Husky, Rottweiler, wolf-hybrid, Mastiff breeds, or any mixed breed thereof.

Mitigating Circumstances will be reviewed prior to disqualification

