

Sample Rental Standards

The following is an example of unit advertising text, including tenancy standards. EBRHA encourages you to keep a record of your rental standards and hold all applicants to those standards to avoid discriminatory practices or complaints. Though EBRHA members can use this template for their own advertising, we encourage you to check local ordinances for any specific rules regarding rent control, utilities, security deposits, etc. For Fair Housing inquiries, EBRHA members are encouraged to contact ECHO Housing at 510-581-9380.

OAKLAND UNIT FOR RENT: 123 Main Street, 2 Bed/1 Bath, 950 sq. ft, Rent \$1500

2 bedroom/1 bath unit in a fourplex. Completely remodeled, inside and out, this unit includes eco-friendly technology. Just one block to Laurel District shopping, including Farmer Joe's, a Transbay bus line, and easy access to Highway 580. The unit is eight miles from San Francisco. Some of the features include:

- Original hardwood floors, beautifully refinished
- All new kitchen, including granite counters, cork floor, stainless steel, Energy-Star appliances
- All new bath with subway tile
- Built-in Energy Star laundry
- Separate parking spot available for an additional \$75 per month
- Large private fenced yard
- Seismic upgrades



See pictures and more details at <http://www.greenandclean.net>

Utilities: Residents pay all utilities except garbage. **Deposit:** \$1500

Minimum Qualifications:

- All persons 18 years of age or older must complete and sign an application. All applicants must meet qualifications to be accepted.
- A \$30 non-refundable credit check fee must be submitted with application (per person). Make check payable to "Michael Waltersmith."
- Each applicant must submit a verifiable photocopy of a valid government-issued photo ID
- Credit: Must have a minimum FICO score of 700. CONDITIONAL APPROVAL with FICO score between 650 and 700 with an increased deposit of \$500.
- No prior evictions or unlawful detainer filings.
- Must have verifiable gross income of at least 2.5 times the monthly rent and/or total monthly payments (including rent, car payment, bills, student loans, etc.) must not exceed 50% of gross income.
- Positive references: all references will be contacted.
- This is a non-smoking community. No smoking allowed in units or apartment common areas.
- Well-behaved dogs and cats are okay subject to references and management interview of your pet plus an increased deposit of \$500.
- Home inspections: Management reserves the right to require a home inspection of your current residence as part of the qualifying process.

Applications are accepted on a "**FIRST COME, FIRST SERVE BASIS**"

Contact Information: Michael Waltersmith, P.O. Box 789, Oakland CA 94611, 510-555-5550
Email: yournewhome@ebrha.com

We support and comply with all local, state and federal Fair Housing laws and are an equal opportunity housing provider. We are members of the East Bay Rental Housing Association and adhere to its Code of Ethics.