

Resident Selection Criteria

168 Hyde Street

Eligibility Requirements

General

1. Each member of the household must provide one form of photo or government issued ID
2. Each member of the household over the age of 18 must fill out an application form
3. Each member of the household over the age of 18 will be interviewed by management to clarify any information provided. The ability of the applicant to abide by the lease agreement and the community rules will be assessed by management.
4. Each household member over the age of 18 years must provide consent for verification of all sources of income and running a credit report or background check.
5. No pets. Companion animals are accepted.
6. No smoking of any kind (cigarettes, marijuana, vape) inside tenant's unit or building
7. The maximum occupancy for a studio is 2 persons

Income Requirements

Monthly Rent by Units Size	Minimum Monthly Gross Income	Maximum Annual Gross Income
Studio without parking - \$1,190 Extra for parking spot - \$135	1 person - \$2,380 2 persons - \$2,380	1 person - \$49,750 per year 2 persons - \$56,800 per year

8. Income must be at least 2x rent
We reserve the right to verify employment to ensure length of employment, status (probation, part time, full time), etc.

Credit Requirements

9. Applicant(s) credit report needs to demonstrate a willingness to pay financial obligations in a timely manner
10. Household can not have any existing credit delinquencies over 90 days or accounts in collection in the past 24 months in any amount greater than \$1,000 except for medical bills or student loans;
11. No bankruptcy in the past year

12. Applicant will not be denied for not having any credit history. Medical debt and/or student debt will not be held against an applicant. Applicant must demonstrate ability to meet all monthly financial obligations.
13. If the applicant can not qualify according to the above credit requirements a co-signer residing in California will be considered who has a credit score above 650 and income > 3x rent OR on a case by case basis we will consider applicants who provide an extra (1) month deposit.

RESIDENCY REQUIREMENTS

14. Applicants named in evictions will be automatically DENIED (No fault evictions such as Ellis Act and Owner Move in will not be considered). We will review 3 year history.
15. Both the current and previous landlords (going back three years) will be contacted for information concerning the applicant's history of complying with lease requirements, including any documented lease violations and For Cause evictions.

Applications will be automatically rejected if

1. Provide false or incomplete information
2. Disrespectful, disruptive or antisocial behavior toward the owners or managing agent, or other residents exhibited by an applicant or family member any time prior to move-in; unwillingness to cooperate with management (behavior problems, etc.) as evidenced by documented prior lease violations in the past three years.;
3. Criminal History Standard: History of felony convictions by any household member involving crimes of physical violence against persons or property, fraud, or dishonesty within the last 7 years. Qualified applicants with criminal history will be considered for housing per Article 49 of the San Francisco Police code Fair Chance Ordinance;
4. Any household member has Registered Sex Offender status;
5. Failure to respond to request for verification of information or for additional information, within 5 business days