

# 1801 Mission Street - Resident Selection Criteria

[1801Mission@gmail.com](mailto:1801Mission@gmail.com)

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements. In addition, applicants and occupants must meet all of the qualification requirements of the applicable affordable housing program in place at this community. Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

**IDENTIFICATION.** Applicants must present a valid government issued photo identification card for each person age 18 or older.

**INCOME.** Applicants must have verifiable income that meets or exceeds 2 times the gross maximum allowable rent less utility allowance. Gross income for the household, including unearned income of minors and adult dependents, will be verified and combined to determine income eligibility. Annual household income cannot exceed the maximum allowable income as determined by affordable housing program guidelines in effect for this community. Housing Choice Vouchers and other verified rental assistance programs are accepted. The minimum income required for housing voucher or rental certificate holders must be at least 2 times the resident-paid portion of the rent.

**STUDENT STATUS.** If required by the affordable housing program, households with part-time and/or full-time student(s) must meet applicable program exceptions in order to be considered for residency.

**APPLICATION FEE.** An application fee of \$30.00 may be charged and is payable once the completed application is submitted for review and income eligibility has been determined. This fee covers the expense of the credit report and criminal background check.

**CREDIT STANDARD.** A credit report indicating a current FICO score of at least 620 or higher with financial responsibilities and a comprehensive unlawful detainer check will be obtained for each adult applicant. There must be no judgments, no accounts rated over 90 days delinquent or a bankruptcy within the previous one year to make the credit report acceptable.

A credit score below 620 where the report contains no judgments, no accounts rated over 90 days delinquent or a bankruptcy within the previous one year will result in an applicant being accepted and required to pay an additional deposit equal to 1 months' rent.

A credit score below 620 where the report contains any judgments, any accounts rated over 90 days delinquent or a bankruptcy within the previous one year, unless satisfactorily explained will result in the applicant being denied.

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.

**RENTAL HISTORY.** 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. Ellis Act or Owner Move In evictions will not be held against an applicant.

**GUARANTORS.** Guarantors are not accepted.

**CRIMINAL HISTORY.** We obtain a criminal background check on each applicant who will reside in the apartment. It is possible your application will be denied due to criminal convictions. The criminal background check will not be processed until all other eligibility criteria has been met. Qualified applicants with a criminal history will be considered for housing in compliance with Article 49 of the San Francisco Police Code, "The Fair Chance Ordinance."

**OCCUPANCY.** The following occupancy standards apply based on a maximum of two persons per bedroom, plus one per apartment. Persons under 6 do not count towards maximum occupancy. Please see your leasing representative for unit types available at this community.

One Bedroom	One to Three Persons
Two Bedroom	Two to Five Persons

**PETS.** Pets, including dogs, are permitted only with approval. Certain types of pets are not allowed. These include, but are not limited to, monkeys, ferrets, snakes, rabbits, livestock, reptiles and certain dogs. The restricted dog breeds include, but are not limited to, some Terriers including Pit Bull (a.k.a. American Staffordshire Terrier or Staffordshire Bull Terrier), American Bull Dog, Tosa Inus, German Shepherd, Rottweiler, Presa Canarios, Fila Brasileiros, Argentine Dogos, Akitas, Doberman Pinscher, Alaskan Malamute, Bull Mastiff, Wolf Hybrids and all mixes of these breeds, or any dog over fifty (50) pounds. Quest Blue LLC reserves the right to deny residency to any animal deemed aggressive whose breed is not explicitly listed.

