

EQUITY RESIDENTIAL - QUALIFICATION REQUIREMENTS

Potrero 1010 - SAN FRANCISCO, CA
Effective February 2018

Application – A separate rental application and application fee are required for each prospective resident 18 years of age or older and a valid form of government-issued photo identification is required at the time of application and move-in. Residential, income and credit histories will be considered for household members age 18 and over.

Ability to pay rent standard – The combined gross monthly income of all applicants must total at least 2.5 times the monthly rent for applicants with approved credit. Applicants with less than a TransUnion Resident Score of 620 or lower may be required to have an additional deposit equal to one month's worth of rent. Applicants who receive housing assistance must earn 2.5 times the amount of rent for which the applicant is responsible.

Credit History – If an applicant has a derogatory credit history that includes a TransUnion Resident Score of 620 or lower (not to be confused with a FICO or other generic consumer score) the following factors will be reviewed: the maximum number of derogatory accounts cannot exceed 25%; the maximum balance of unpaid accounts, including past due accounts, cannot exceed \$2000. If the applicant meets these requirements, then a higher deposit of one month's rent will be required. If not, the application will be denied. Student debt, medical-related collections, lack of credit, or a resolved bankruptcy is not a reason for denial. A bankruptcy in process will result in denial of the application.

Rental History Verification – Depending on the results of the credit report, applicants may be required to provide proof of income and satisfactory residential history such as recent rental or mortgage history. More than 6 late or returned payments within the last 12 months will result in a denial. Rental history verification will only be for documented lease violations and for-cause evictions (no fault evictions will not be held against a household).

Criminal History Standard – Criminal reports are not reviewed until credit history has been ordered and approved. Qualified applicants with criminal history will be considered for housing in compliance with Article 49 of the San Francisco Police Code Fair Chance Ordinance.

Maximum Household Size Standard – The household must have no more than two occupants per bedroom, plus one additional occupant, except in a studio where the maximum occupancy will be two occupants. Household members under age 6 are not included in the calculation.

Studio: 2 Occupants

One-Bedroom: 3 Occupants

Two-Bedroom: 5 Occupants

Falsification of Information - Providing false information on the application or during the application process may result in a denial of the application.

If the results of your application screening indicate a negative credit or criminal history and you would like to obtain additional information or dispute the results, you may contact the consumer reporting agency identified below:

Credit and criminal history reports are prepared by TransUnion 6430 South Fiddlers Green Circle, Suite #500
Greenwood Village, CO 80111

To request a copy of your consumer report, call 1-800-230-9376 or email TURSSDispute@transunion.com. For Credit Information: 1-800-888-4213. For Eviction or Criminal History Information, contact Background Data Solutions at 1-800-568-5665.