

# FUSION

## RENTAL CRITERIA STANDARDS

This community meets all standards of Federal and State Fair Housing and treats all prospective residents equally and with courtesy. If any problems are encountered, please call Fusion Property Management Company at (714) 379-9900.

Resident History	Employment / Income	Application Process / Credit		Extra Deposit
<p>Verification of where the applicant(s) has lived for the past 2 years.</p> <p>Verification that all charges were paid in a timely fashion and account is current.</p>	<p>Employment, if applicable, will be verified.</p> <p>All lawful, verifiable income must be equal to 2.5 times the amount of the monthly rental rate to qualify.</p> <p>Co-signers or guarantors, if allowed, will need to provide verifiable income in the amount of 5 times the monthly rent and a credit score of at least 650.</p> <p>Non-verifiable, "Under the table" income, or income NOT reported to the IRS will not be considered.</p>	<p>A fully completed application and holding deposit must be submitted for consideration.</p> <p>Credit checks will be run on all applicants 18+ years of age.</p> <p>If an applicant takes exception to the credit finding, he or she is responsible for contacting the credit bureau.</p>	<p>A credit score of at least 580 is required.</p> <p>Credit scores of 579 or less are automatically denied.</p> <p>All applicants in a joint application will be denied if one or more applicants have a credit score below 580.</p>	<p>Credit scores of 580-629 may be considered with an additional deposit.</p> <p>Upon review, Fusion Property Management Company may request an additional deposit if the applicant(s) fails to income qualify.</p>

### GENERAL INFORMATION

All applicants who are 18 years of age or older and all emancipated minors who submit a completed application and holding deposit will be considered. Cancellations after 72 hours will forfeit holding deposit.

**Maximum occupancy standards:** One Bedroom: 3 occupants, Two Bedrooms: 5 occupants, Three Bedrooms: 7 occupants.

**Automatic Denial:** 1) Previously evicted by a landlord for cause 2) Having an outstanding debt to a previous landlord 3) Currently in bankruptcy 4) Falsification of any application information 5) Anyone convicted of manufacturing and/or distilling a controlled substance 6) Income that is not verifiable 7) Credit score below 580.

