

Leasing Policy



1785 Almaden LLC provides equal housing opportunity to all. We abide by all fair housing practices and do not discriminate on the basis of race, color, religion, sex, handicap / disability, national origin, familial status, ancestry, age, marital status, source of income, sexual orientation, or other factors that are unrelated to an applicant's ability to comply with the rent agreement and community policies.

We have a thorough screening process. All those who meet the application criteria and join our community will have the assurance that all other residents were screened with equal care. Please review the following qualifying standards and complete the application if you believe you meet these criteria.

1. A completed application for all applicants 18 years or older.
2. Two pieces of satisfactory identification, including driver's license, for all applicants 18 years or older.
3. Paycheck stubs/salary statements and bank statements for the past 3 months. A copy of the offer letter if new employed.
4. A verifiable and favorable rental history, or a qualified co-signer who must complete an application and meet the qualifying standards.
5. A verifiable, combined gross income of all apartment applicants of:
 - a) At least two and one half (2.5) times the rent for two-bedroom units, or a qualified co-signer whose income covers the difference.
 - b) At least two (2) times the rent for one-bedroom units, or a qualified co-signer whose income covers the difference.
6. A satisfactory credit report. By signing the application, each applicant authorizes management to run a credit report. The application fee is \$35 for each adult applicant.
7. An application may be denied for any of the following reasons:
 - a) Incomplete application or inaccurate information;
 - b) Unverifiable rental history or poor references from previous landlords;
 - c) Inadequate or unverifiable income;
 - d) Poor credit report or court judgments for eviction or financial delinquency.