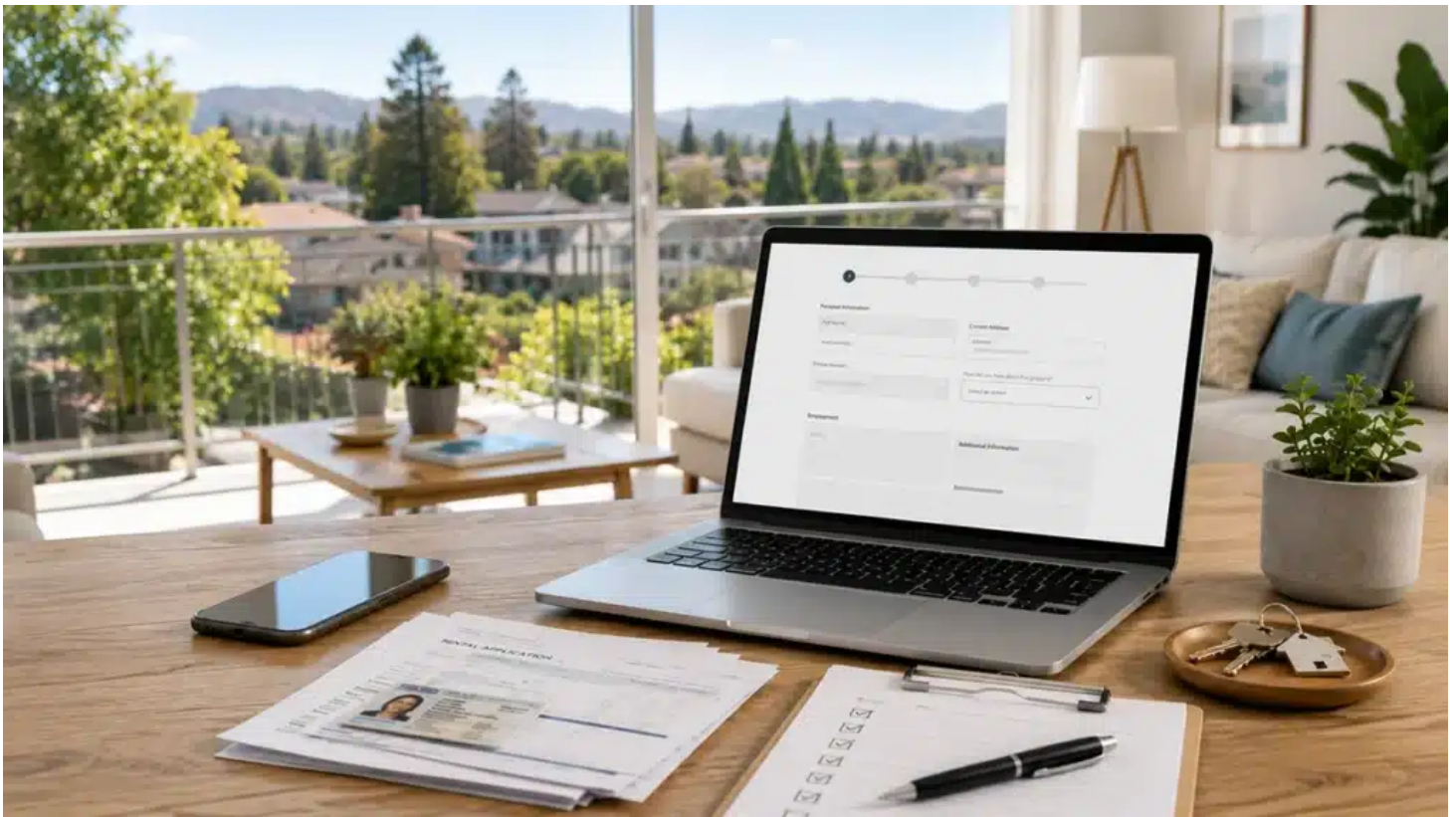


Apply for Your Next Rental Home



A simple, transparent application process designed to help you move in quickly.

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Application Requirements

We want to make the application process as clear and straightforward as possible. Here's what we look for in our applicants:

Income Requirements

Minimum monthly income of 2x the monthly rent for W-2, or 3x for 1099/self-employed.

- Calculated from gross (pre-tax) income
- Must provide proof of income from all sources
- Local co-signers are generally accepted if you don't meet income requirements
- Self-employed applicants: 2 years of tax returns and 2 months of bank statements required

Credit Requirements

Minimum credit score of 700 preferred.

- We review full credit history, not just score
- Recent bankruptcies/foreclosures reviewed case-by-case
- Negative items with explanations will be considered
- Strong rental history can offset lower credit scores

Rental History

Positive landlord references required.

- Minimum 2 years of rental history preferred
- References from previous two landlords
- No recent evictions
- History of on-time rent payments
- First-time renters: additional deposit or local co-signer may be required

Background Check

Clean criminal background required *(where allowed by law).*

- No violent criminal convictions
- No felony convictions in past 7 years
- No history of property-related crimes
- Sex offender registry check performed

Fair Housing Notice

All East Bay Properties complies with all [Fair Housing laws](#). We do not discriminate based on race, color, religion, national origin, sex, familial status, disability, or any other protected class. All applicants are evaluated using the same objective criteria.

Required Documents

Have these documents ready before you start your application to speed up the process:

Application Checklist

- **Valid Photo ID** — driver's license, passport, or state ID for all applicants 18+
- **Proof of Income** — last 3 pay stubs, offer letter, or employment verification
- **Tax Returns** — if self-employed: last 2 years of tax returns
- **Bank Statements** — most recent 3 months of statements
- **Rental References** — contact information for last 2 landlords
- **Employment Verification** — employer contact information and HR phone number
- **Pet Information** — if applicable: pet photos, vet records, vaccination records
- **Vehicle Information** — make, model, year, and license plate numbers

Pro Tip: Speed Up Your Application

Applications with complete documentation are processed faster! Have all documents scanned and ready to upload before starting your online application. Most approved applications are processed within 24–48 hours when all information is complete.

Application Fees & Move-In Costs

Transparency is important to us. Here's a breakdown of all fees and deposits:

Fee / Deposit	Amount	When Due	Refundable?
Application Fee Per applicant (18+)	\$50	When submitting application	No
Security Deposit Typically equal to one month's rent	Varies by property	Upon lease signing	Yes*
First Month's Rent	Full month's rent	Before move-in	No
Pet Rent If applicable, per pet monthly	\$50 (<i>may vary by property</i>)	Monthly with rent	No

** Security deposits are refundable minus any deductions for damages beyond normal wear and tear. You'll receive an itemized statement within 21 days of move-out per California law.*

Accepted Payment Methods

We accept credit cards, debit cards, and electronic checks (ACH) for application fees during the online application process. For move-in costs, we accept cashier's checks, money orders, and [electronic payments](#) through our tenant portal. *Portal payments must be made at least 10 days prior to move-in.*

Application Timeline

Here's what to expect after submitting your application:

Step	What Happens	Timing
1. Submit Your Application	Complete the online application and upload all required documents. Pay the application fee for each adult applicant (18+).	Day 1 — 15-20 minutes
2. Application Review Begins	We'll verify your employment, contact your previous landlords, run credit and background checks (as permitted by law), and review all documentation.	Days 1-2
3. Decision Made	You'll receive notification of approval or denial via email and phone. If approved, you'll receive lease documents and move-in instructions.	Days 2-3
4. Lease Signing	Review and sign your lease agreement electronically or in person. Pay security deposit and first month's rent.	Days 3-5
5. Move-In Day!	Pick up your keys, complete the move-in inspection, and start enjoying your new home!	Typically 7-14 days from application

⚡ Expedited Processing Available

Need to move in quickly? Let us know! With complete documentation and strong qualifications, we can often complete the process in as little as 48 hours.

Frequently Asked Questions

Can I apply if I have a co-signer?

Yes! If you don't meet the income requirements on your own, you can apply with a qualified co-signer. The co-signer must be local and meet all income and credit requirements and will be equally responsible for the lease obligations.

What if I have a low credit score or past credit issues?

We review each application individually. While we prefer a credit score of 700+, we consider your entire financial picture including rental history, income stability, and explanations for negative items. A larger security deposit or local co-signer may be required in some cases. Requirements may vary by property.

Are pets allowed?

Pet policies vary by property. Many of our properties are pet-friendly! Monthly pet rent may apply. Some breed and size restrictions may apply. Service and emotional support animals are handled according to Fair Housing laws.

How long is the lease term?

Most of our properties require a 12-month lease. Some properties may offer 6-month or month-to-month options at different rental rates. Lease terms are specified in each property listing.

What happens if my application is denied?

We'll provide you with a written explanation of the denial including specific reasons. You have the right to dispute any inaccurate information. Application fees are non-refundable even if your application is denied.

Can I hold a property before applying?

We cannot hold properties without an approved application. Properties are available on a first-come, first-served basis to qualified applicants. We recommend applying quickly if you're interested in a property.

Do you accept Section 8 or housing vouchers?

Yes, we follow all fair housing laws regardless of source of income.

What utilities are included in the rent?

Utility responsibilities vary by property and are clearly stated in the listing and lease agreement. Typically, tenants are responsible for electricity, gas, internet, and cable. Some properties may include water, trash, and sewer.

Can international applicants apply?

Yes! International applicants are welcome. You'll need a valid visa, passport, proof of income (or qualified U.S.-based co-signer), and may be required to pay additional security deposit if you have no U.S. credit history. Pre-paid rent may also be considered.

Questions About Your Application?

Our team is here to help you through the process.

[510-450-3800](tel:510-450-3800)

Office Hours: Monday-Friday, 10:00 AM – 4:00 PM

Ready to Apply?

Browse our available properties and submit your application online today.

[View Available Properties →](#)

Professional property management serving the San Francisco East Bay since 2005.

Source: <https://dev.alleastbayproperties.com/apply-for-your-next-home/>