

Welcome to La Vista Terrace Apartments

La Vista Terrace Apartments Application Screening Criteria

7275 Franklin Ave, Los Angeles, CA 90046

Building Manager: Stefanie Pati (323) 874-0707

Qualification Guidelines & Occupancy Standards

1. Age Requirements

- All Applicants must be of legal age, 18 years or older.

2. Financial Responsibility

- Verifiable income is required.
- Monthly income must be at least two and one-half times the monthly rent of the apartment home applied for.

3. Credit History

- No evictions on record.
- No judgments from other property management companies or apartment communities.
- Credit Score 700+
- A criminal background check is conducted for each applicant, covering the past seven years.

4. Residential History

- Rental History must be verifiable.
- Applicants must have fulfilled all terms of any previous lease agreement.

5. Employment

- Employment must be verifiable.
- If no employment history, the applicant must show means of financial support for one year, evidenced by six months of bank statements.

6. Pets

- No Pets

7. Occupancy

- Maximum of three people in a 1 bedroom/1 bath.
- Maximum of five people in a 2 bedroom/1 bath.
- Maximum of five people in a 2 bedroom/2 bath.

8. Vehicles

- Assigned Parking Space: One space per one bedroom unit, two spaces per two-bedroom unit. (Subject to change with proper notice)
- Commercial vehicles, recreational vehicles, boats, and trailers are not permitted at any time.
- No car repairs allowed on property.

9. Insurance Requirements

- Minimum liability coverage of \$100,00 required upon move in

Application Requirements

- State ID
- Social Security Card or Passport or Visa
- Last 3 pay stubs.
- Online payment or money order of \$50 per person over 18 for application fees