Application Package (No Fee Required)

Small Landlord

http://daveosbaldeston.com/APPLY4rentSL

This application package is for properties that qualify as small-landlord rentals (fewer than three dwelling units across a maximum of two properties/buildings). There is no application or screening fee.

Follow these seven (7) easy steps:

1. Review the Small Landlord Tenant Criteria first and only apply if you meet all the minimum requirements (e.g., 3× income, no recent evictions).

   Download, sign, and attach the criteria PDF with your submission: http://daveosbaldeston.com/SLTC

   (This version includes the small-landlord deposit rules, pet rent/deposit policy, and occupancy standards that apply to this property.)

2. **Complete the Oz Realty Rental Application.**

   Every person 18 years or older who will live in the unit must submit their own separate application. Children under 18 must be listed by name and date of birth for occupancy verification.

   Edit the PDF online or print/scan and email as a PDF: http://daveosbaldeston.com/Application

3. Send a photo of your driver's license. Each applicant must send a clear photo of their driver's license (or government-issued photo ID).

4. **Provide income verification.** Two recent pay stubs or equivalent (tax returns, 1099s, or bank statements for self-employed/cash income). Combined gross monthly income must be at least three times the monthly rent.

5. **Provide a current credit report with score (PDF).**

   Most people can obtain a free full credit report with score. If you don't already have access, Credit Karma offers free reports.

   Instructions: http://daveosbaldeston.com/CreditKarma

6. **Optional Cover Letter.** You may include a brief cover letter with any additional information you would like us to consider.

7. **Email all documents** to Dave@Oz-Realty.com or fax them to 650-475-7098.

If you have any questions, don't hesitate to call or email me. I'm looking forward to working with you.

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