

FAQ - APPLICANT

1. **How do I apply?**
We need a completed Rental Application, copy of driver's license and two most recent pay stubs from each applicant over the age of 18. If applicant is self-employed we will need the prior year tax return showing gross yearly income.
2. **How long will it take to process my application?**
It can take as little as 24 hours. We verify employment, rental history, and credit. If you are starting a new position it will help speed your application along if you furnish us a copy of your employment offer letter.
3. **How much will it cost me to apply for a rental unit?**
There are no up front fees charged when providing information to you or showing you available rentals. When you decide you would like to rent one of our properties there is a \$30.00 application fee per person.
4. **What are the selection criteria when reviewing my application?**
The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history. Type and quantity of pets are an additional factor which may be considered by WestView.
5. **How much money do I need to make?**
Applicant income or combined tenant income must be at least three times the rental amount per month.
6. **What if my credit is not great?**
We evaluate each situation on a case by case basis however; we do perform a very thorough background check on all applicants in order to protect our home owners.
7. **What is the typical length of lease?**
Generally our properties are rented out on a month-to-month basis. In California this is typically a better arrangement for all parties.
8. **Who is responsible for utilities?**
For a majority of the properties we manage, the tenant pays all the utilities. There is however an occasion when the owner will cover something like gardening or trash.
9. **What money needs to be paid prior to moving in?**
First months rent, the security deposit and any additional deposit for pet or other will have to be paid in prior to you receiving keys for the property.
10. **How much is the security deposit?**
The minimum security deposit is the equivalent of one month's rent. Additional deposits for pets may also be required.
11. **When do I have to pay my deposit?**
Upon approval of your application the deposit must be paid to our office in certified funds only (cashier's check or money orders) made payable to WestView Property Management, Inc.
12. **Are pets accepted?**
This depends on the owner but we do have properties that accept pets with an additional deposit.
13. **What is the pet deposit?**
The pet deposit is an additional security deposit for the pets approved at the time your application is presented to the owner. Pets are always a case by case situation. The additional deposit for the pets is set according to the pets breed and size.
14. **Do I get all my deposit back after I leave?**
It is the hope and goal of WestView that you receive 100% of your security deposit after the end of your tenancy. WestView keeps all security deposits in a real estate trust account. When it is time to leave we provide a list of instructions so you have every opportunity of getting 100% of your security deposit returned. If any damage is beyond normal wear and tear and not properly repaired, then the expense to repair will be assessed in accordance with your rental agreement and applicable laws.