EQUITY RESIDENTIAL - QUALIFICATION REQUIREMENTS
77 Bluxome - SAN FRANCISCO, CA
Effective May 2024

Application – A separate rental application and application fee are required for each prospective resident 18 years of age or older and a valid form of government-issued photo identification is required at the time of application and move-in. Residential, income and credit histories will be considered for household members age 18 and over.

Ability to pay rent standard – The combined gross monthly income of all applicants must total at least 2.0 times the monthly rent for applicants with approved credit. Applicants with less than a TransUnion Resident Score of 620 or lower may be required to have an additional deposit equal to one month's worth of rent. Applicants who receive housing assistance must earn 2.0 times the amount of rent for which the applicant is responsible.

Credit History – If an applicant has a derogatory credit history that includes a TransUnion Resident Score of 620 or lower (not to be confused with a FICO or other generic consumer score) and meets the following factors, a higher security deposit equal to one month's rent will be required: the maximum number of derogatory accounts cannot exceed 25%; the maximum balance of unpaid accounts, including past due accounts, cannot exceed $2500. If not, the application will be denied. Student debt, medical-related collections, lack of credit, or a resolved bankruptcy is not a reason for denial. A bankruptcy in process will result in denial of the application. 7 years of credit history are reviewed, but the most recent 3 years are more heavily weighted. If you receive a government rent subsidy, you have the option of providing verifiable alternative evidence of your ability to pay your portion of the rent including, but not limited to, government benefit payments, pay records, and bank statements, as an alternative to our considering of your credit report. Mitigating Circumstances will be taken into consideration.

Rental History Verification – Depending on the results of the credit report, applicants may be required to provide proof of satisfactory residential rental history. More than 6 late or returned payments within the last 12 months will result in a denial. Rental history verification will only be for documented lease violations and just-cause evictions (no fault evictions will not be held against a household). No more than 3 years of rental history will be reviewed.

Criminal History Standard – Criminal reports are not reviewed until credit history has been ordered and approved. Qualified applicants with criminal history will be considered for housing in compliance with Article 49 of the San Francisco Police Code Fair Chance Ordinance.

Maximum Household Size Standard – The household must have no more than two occupants per bedroom, plus one additional occupant, except in a studio where the maximum occupancy will be two occupants. Household members under age 6 are not included in the calculation.
Studio: 2 Occupants
One-Bedroom: 3 Occupants
Two-Bedroom: 5 Occupants

Falsification of Information - Providing false information on the application or during the application process may result in a denial of the application.
If the results of your application screening indicate a negative credit or criminal history and you would like to obtain additional information or dispute the results, you may contact the consumer reporting agency identified below:

Credit and criminal history reports are prepared by TransUnion 6430 South Fiddlers Green Circle, Suite #500 Greenwood Village, CO 80111

To request a copy of your consumer report, call 1-800-230-9376 or email TURSSDispute@transunion.com. For Credit Information: 1-800-888-4213. For Eviction or Criminal History Information, contact Background Data Solutions at 1-800-568-5665.

Pets/Animals - One pet is allowed per apartment and must be under 50 lbs. Restricted breeds include: Pit Bulls, Rottweilers, Cane Corsos, or any dogs that are cross breeds of or are related to such breeds. Pet Rent: $75/mo per pet plus an additional $500 deposit is required at move-in or prior to obtaining a pet. Pet rent and additional deposits do not apply to service animals.