

Applicant Screening Process



NewWest Property Management, Inc, as a member in good standing of the California Apartment Association abides by CAA’s Code for Equal Housing Opportunity as outlined below. All applicants, guarantors and co-signers must meet the minimum rental standards established by NewWest, provide proof of funds, and supply a copy of a government issued ID. Should multiple applicants be interested in the same property, acceptance will be based on the first application submitted whereby all parties meet NewWest’s rental criteria. All screening is done in-house through Real Page Tenant Screening.

CAA’s Code for Equal Housing Opportunity

We, the members of the California Apartment Association, support the spirit and intent of all local, state, and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin.

We believe that equal opportunity can best be accomplished through effective leadership, education, and the mutual cooperation of owners, managers, and the public.

Therefore, as members of the California Apartment Association, we agree to abide by the following provisions of this Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis.
- We agree to set and implement fair and reasonable rental housing rules and guidelines, and will provide equal and consistent services throughout our residents’ tenancy.
- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in “steering.”
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.

NewWest Property Management, Inc Rental Criteria

1. Credit Score: Minimum credit score of 630 required.

2. Proof of funds: Acceptable proof of funds in the amount of at least 2 times the monthly rent must be provided. Roommates and spouses may show proof of individual incomes that when combined meet the minimum requirement.

3. Rental History: Any record of prior eviction will result in the application being automatically denied.

*Should your application be denied for credit, you may be conditionally accepted with an approved co-signer or guarantor or an increased security deposit.

