**Humboldt Property Management Companies**

|  |
| --- |
| **American Property Management** |
| Address | 1225 Central Ave, Suite #12, McKinleyville CA 95519 |
| Phone | 839-9658 |
| Website | www.americanproprentals.com |
| Notes | * No application fee if you submit current copy of your credit report. (Must be under 1 year old, have your name on it, and include your credit score.) Otherwise: $25 credit report fee for individual or $40 for married couple.
* Does not accept section 8
* \*Income ratio: 3x rent
 |

|  |
| --- |
| **Arrow** |
| Address | 517 Everding St, Eureka CA 95503 |
| Phone | 445-2525; Rental hotline: 445-2555 |
| Website | www.arrow25.com |
| Notes | * $20 application fee
 |

|  |
| --- |
| **Bella Vista Realty** |
| Address | 1803 Central Ave, McKinleyville CA 95519 |
| Phone | 839-4105 |
| Website | www.bvrealty.net |
| Notes | * $30 application fee
 |

|  |
| --- |
| **Bode Property Management** |
| Address | 215 I St, Eureka 95501 |
| Phone | 445-2020 |
| Website | www.bodepropertymanagement.com |
| Notes | * $20 application fee
 |

|  |
| --- |
| **California Lifestyles** |
| Address | 407 F St, Arcata CA 95521 |
| Phone | 822-1300 |
| Website | CLrealty.com |
| Notes | * No application fee
 |

|  |
| --- |
| **Coldwell Banker- Cutten Realty** |
| Address | 7109 H St, Eureka CA 95503 |
| Phone | 445-8811, 445-8822 |
| Website | www.cuttenrealty.com |
| Notes | * $12 application fee, paid after viewing
 |

|  |
| --- |
| **Complete Property Management** |
| Address | 1175 G St, suite B, Arcata CA 95521 |
| Phone | 599-3434 |
| Website | www.cpmhumboldtrentals.com |

|  |
| --- |
| **Cook Rental Properties (CM Rentals)** |
| Address | 312 North Fortuna Blvd #1, Fortuna CA 95540 |
| Phone | 530-691-4991 |
| Website | cookrentalproperties.com |
| Notes | * $19.95 application fee. Application must be submitted online.
* \*Income ratio: 3x rent
* Minimum credit score: 600
 |

|  |
| --- |
| **Cottage Realty** |
| Address | 1834 Central Ave, McKinleyville CA 95519 |
| Phone | 839-1897; Rental hotline: 839-1898 |
| Website | cottage-realty.com |
| Notes | * $20 application fee.
* \*Income ratio: 3x rent
 |

|  |
| --- |
| **Danco** |
| Address | 5251 Ericson Way, Arcata CA 95521 |
| Phone | 825-1529 822-0826 |
| Website | www.danco-group.com |
| Notes | * $20 application fee.
* \*Income ratio: 3x rent
 |

|  |
| --- |
| **Disiere & Associates** |
| Address | 350 E St, suite 510, Eureka CA 95501 |
| Phone | 444-3007 |
| Website | humboldtrealestateservices.com |
| Notes | * $20 application fee.
* \*Income ratio: 2.5x rent
 |

|  |
| --- |
| **Hooven Property Management** |
| Address | 1806 H St, Arcata CA 95521 |
| Phone | 825-7368 |
| Website | hoovenproperty.com |
| Notes | * $20 application fee. Fee won’t be charged until you have seen the property.
 |

|  |
| --- |
| **Humboldt Bay Properties (Betty Squires)** |
| Address | 219 5th St, suite 204, Eureka CA 95501 |
| Phone | 443-5228 |
| Website |  |
| Notes | * No application fee
 |

|  |
| --- |
| **Humboldt Property Management** |
| Address | 954 H St, Arcata CA 95521 |
| Phone | 825-1515 |
| Website | humboldtrentals.com |
| Notes | * $20 application fee, paid after viewing
 |

|  |
| --- |
| **IMS- Bindel** |
| Address | 3857 Walnut Dr, Eureka CA 95503 |
| Phone | 445-3171x208 |
| Website | imsrentals.com |
| Notes | * No application fee. Application must be submitted online.
* \*Income ratio: 3x rent
 |

|  |
| --- |
| **J&J** |
| Address | 1840 Myrtle Ave, Eureka CA 95501 |
| Phone | 443-4399 |
| Notes | * No application fee
 |

|  |
| --- |
| **Kramer Investment Corporation (KIC)** |
| Address | 1900 Bendixsen St, Fairhaven |
| Phone | 444-2919 |
| Website | kkramer.com |
| Notes | * $20 application fee
 |

|  |
| --- |
| **Loleta Property Management** |
| Address | 362 Main st, Loleta CA 95551 |
| Phone | 733-5430 |
| Website |  |

|  |
| --- |
| **Moser Properties** |
| Address | 3101 Concorde Dr, suite E, McKinleyville CA 95519 |
| Phone | 839-3233 |
| Website | moserproperties.com |
| Notes | * No application fee
 |

|  |
| --- |
| **Pacific Partners** |
| Address | 1036 5th St, Eureka CA 95501 |
| Phone | 441-1315 |
| Website | cbcpacificpartners.com |
| Notes | * $25 application fee per individual, $30 application fee for married couple
 |

|  |
| --- |
| **Professional Consolidated Property Management (PPM)** **& Real Property Management Humboldt (RPMH)** |
| Address | 710 E St, suite 205, Eureka CA 95501 |
| Phone | 444-3835; Rental hotline: 444-9197 |
| Website | c-management.com; Realhumboldt.com |
| Notes | * $42 application fee. Application must be submitted online.
* \*Income ratio: 3x rent
* Qualifications: Will be denied if credit score is <500, you have ever been evicted, or you have recent violent/drug-related felonies.
 |

|  |
| --- |
| **Real Property Management & Maintenance** |
| Address | 539 G St, suite 109, Eureka CA 95501 |
| Phone | 445-4542Rental hotline: 445-4545 |
| Website | rpmeureka.com |
| Notes | * No application fee. Showings not scheduled until application is processed
 |

|  |
| --- |
| **Redwood Coast Real Estate** |
| Address | 3435 Christie St, Eureka CA 95503 |
| Phone | 445-3015 |
| Website | www.redwoodcoastrealestateinc.com |
| Notes | * No application fee
 |

|  |
| --- |
| **Rohnerville Rentals & Real Estate** |
| Address | 452 N Fortuna Blvd, Fortuna, 95540 |
| Phone | 725-6152 |
| Website |  |

|  |
| --- |
| **Six Rivers Property Management** |
| Address | 710 Main St, Fortuna CA 95540 |
| Phone | 725-1094 |
| Website | six-rivers.com |
| Notes | * $20 application fee for individual, $30 application fee for married couple
 |

|  |
| --- |
| **Strombeck** |
| Address | 960 South G St, Arcata CA 95521Mailing: PO Box 37, Eureka CA 95502 |
| Phone | 822-4557 |
| Website | www.strombeckprop.com |
| Notes | * $20 application fee
* \*Income ratio: 2x rent
 |

|  |
| --- |
| **Wolfe Property Management** |
| Address | 5460 Ericson Way, Arcata CA 95521 |
| Phone | 834-8000 |
| Website |  |

|  |
| --- |
| **Wright Management (WMS)** |
| Address | 1807 Central Ave, McKinleyville CA 95519 |
| Phone | 839-5302 |
| Website | www.wrightmanages.com |
| Notes | * No application fee. Submit application with current credit report and proof of income.
* Income ratio: 3x rent
 |

**\***Income ratio: This factors your monthly income and the rental rate to determine which units you are qualified for. The total monthly pre-tax income of all applicants must be equal to or greater than the monthly rental rate times the income ratio. For example, if you make $2000/ month and the income ratio is 2.5 than you are qualified to apply for units listed at $800/ mo or less. ($2000 / 2.5 = $800)

Searching for a Rental in Humboldt County

1. Know your credit. Most property managers and landlords will run a credit check on you and all adults living in the household. You can request a free copy of your credit report via annualcreditreport.com for your knowledge.
2. Have a steady source of income. Generally, allow about 30% of your income for rent. This is a formula that is commonly used by property managers and landlords to determine if you are qualified to rent from them. Income can be from a job, SSI or Social Security, unemployment benefits, self-employment, TANF, etc. The key is that you are able to prove that you have income and that it is not temporary.
3. Know your rental history. Most places want to know where you have lived over the past five years. It is ok if you have been homeless for a part of this. You can list time spent couch surfing, staying in shelters and/or motels, or living with family members.
4. Have the name and contact information for two or three rental/housing references. A majority of property owners want to be reassured that you are responsible and will pay the rent. Having some people who can speak on your behalf is a way to verify this. Generally, family members are not adequate references, but will work if you cannot think of somebody else.
5. Spend a few months saving for application fees and deposits. Moving can get quite expensive. Living in a shelter or transitional housing situation can allow you to save money each month to afford these costs. Keep in mind your asset limits (usually $2000) for SSI and MediCal so you don’t save too much.
6. Apply for as many places as you can afford. Housing is quite competitive in this community. Consider living in places outside the larger cities, like Rio Dell or Willow Creek. Rent may be cheaper in these areas.
7. Subsidized housing (low-income rentals, like the Housing Authority or HUD) generally have a waiting list of a year or two. It is worth it to get on those waiting lists. Spend the time completing all of that paperwork and turn it in. Keep looking for another rental in the meantime.

Applying for a Rental in Humboldt County

General application guidelines:

* Fill out each application completely. Do not leave any areas blank. If a question does not apply write “N/A”
* Each proposed tenant over 18 y.o. must complete their own rental application. If you have a co-signor, they will need to complete a separate application.
* Submit the necessary verification documents with your application. This will usually consist of:

(1) Government issued photo ID for each member of the household over 18 y.o.

(2) Proof of income: 2-3 recent pay stubs, current bank statement, benefits statement of award, and/or last year’s tax return.

* Be prepared to pay the application fee via cash or money order.

Each property management company will have their own set of tenant qualifications and application procedures. It is generally suggested (and sometimes required) that you view the unit first before submitting an application. To schedule a showing you will need to contact the property management company.

At the showing you will have the opportunity to view the interior of the unit, ask any questions you may have, and inquire about their rental requirements. If you are still interested in renting the property you can submit your application, application fee, and verification documents at this time or drop them by their rental office at a later date. Properties are first come-first serve, therefore it is best to submit your application materials as soon as possible.

Be aware that application fees are non-refundable. You will pay a single application fee per property management company, not per unit. Your application and application fee are generally valid for 12 months from the date it is submitted. During this time, you can apply to as many units as you wish through the same property management company without needing to pay again.

It generally takes 3-10 business days to process rental applications. If you do not hear back within this time frame you should follow-up with the property manager to check on the status of your application.

If your income, credit and/or rental history do not meet the standard qualifying criteria then a co-signer may be required.