



# FHS PROPERTY MANAGEMENT

## Tenant Criteria

1. An application fee of \$40 will be collected for all applicants over 18 years old.
2. Every person over 18 years old will be required to apply (and if accepted, sign lease.)
3. Monthly income should be (3) times the amount of the monthly rent. All income must be verifiable, reliable and predictable. (Written documentation may be required)
4. Must be minimum of 18 years old. Or at landlord's option, a lease guarantor (Co- Signer) may be required.
5. Any non-student must have a **minimum** of one (1) year of continuous employment, or a good reference from the most recent employer.
6. Any full-time student without rental history or a sufficient credit report may require a Lease guarantor(co-Signer). If a lease guarantor is required, the guarantor must be a Missouri resident and related to you with a 700 credit score.
7. All applicants must receive a good reference from the prior landlord and current employer.
8. No more than three (3) unrelated people can live in a single housing unit. (House, Duplex, or Apartment)
9. We do a background search for Criminal history, Convictions, etc. Conviction for any crime: Misdemeanor, Felony, or Drug related offense may be grounds to reject application.
10. We do a background search of the Sex Offender List. (**ALL REGISTERED SEX OFFENDERS WILL BE REJECTED**)
11. We do a background search for prior rental problems, evictions, etc. (Any eviction will be grounds to reject application).
12. We check bank references and do a credit report. Bank and Credit references will be checked. (An adverse reference or absence of a credit history maybe grounds to reject the application.)