

Rental Qualification Criteria

Ocala Leasing, LLC

At Ocala Leasing, LLC, we are committed to providing quality housing while applying rental qualification standards fairly, consistently, and in compliance with all applicable Fair Housing laws. The following criteria apply to all applicants in a non-discriminatory manner.

Income Requirements

Applicants combined gross monthly income must equal at least **two (2) times the monthly rent amount**. Applicants must also demonstrate current and verifiable income and employment immediately preceding the date of application.

Acceptable Income Verification May Include:

- Two (2) most recent consecutive pay stubs
- Verifiable offer letter on company letterhead
- Most recent tax return including IRS W-2 or 1099 forms
- Letter from a certified tax accountant on company letterhead stating monthly and annual earnings
- Verification of substantial liquid funds on institutional letterhead
- Verification of Housing Voucher or Rental Assistance

Self-Employed Applicants

Self-employed applicants must provide verifiable documentation of income, including prior-year tax returns and supporting financial documentation.

Rental & Payment History

Applicants must demonstrate satisfactory rental and/or mortgage payment history.

Applications may be denied if the applicant:

- Has previously been evicted
- Has been sued for lease violations
- Demonstrates a pattern of late or unpaid rent
- Owes a balance to a previous landlord or management company

Rent is due on the **first (1st) day of each month** under all lease agreements.

Prior Residency Conduct

Applications may be denied if an applicant has previously been asked to vacate any residence — including military housing — due to:

- Lease violations
 - Financial misconduct
 - Property damage
 - Disruptive behavior
 - Failure to comply with community policies
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Credit History

Credit history will be reviewed as part of the screening process. While credit alone may not automatically result in denial, management reserves the right to evaluate overall financial responsibility, payment history, outstanding debt obligations, collections, and account performance when making approval decisions.

Additional deposits, prepaid rent, or guarantor requirements may be considered based on overall credit profile.

Criminal Background Screening

A criminal background screening will be conducted on all applicants.

Applications may be denied for:

- Felony convictions
- Violent criminal offenses
- Drug-related offenses
- Sexual offenses
- Crimes involving dishonesty, fraud, or property damage
- Any misdemeanor convictions within the past five (5) years involving the categories listed above

Management reviews criminal history in accordance with applicable laws and considers the nature, severity, and timing of offenses.

Guarantors / Co-Signers

If an applicant does not independently meet one or more qualifying standards, management may allow the use of a qualified third-party guarantor or co-signer.

The guarantor must:

- Complete the same screening process as all applicants
- Meet all income and qualification standards
- Provide verifiable income documentation

When evaluating guarantor qualifications, management may deduct the guarantor's own housing obligations before applying income requirements.

Occupancy Standards

Occupancy standards are based on applicable local, state, and federal guidelines and may vary depending on the size and layout of the home.

Application Accuracy & Falsification

Any falsified, misleading, incomplete, or inaccurate information provided on an application will result in denial of the application.

If falsification is discovered after move-in or occupancy, management reserves the right to terminate the lease agreement and pursue all available legal remedies.

Equal Housing Opportunity

Ocala Leasing, LLC is committed to compliance with all federal, state, and local Fair Housing laws. We do not discriminate on the basis of race, color, religion, sex, disability, familial status, national origin, or any other protected class under applicable law.