

RENTAL APPLICATION

QUALIFYING CRITERIA

1. AGE OF APPLICANTS

- A. Anyone 18 years of age or older is required to complete an application, is subject to our screening process and will be included as a signer on the lease agreement upon approval. The application fee of \$75.00 is non refundable.

2. CREDIT

- A. A credit report will be pulled on every applicant.
- i. Below 600 subject to further review or additional "high risk" fees.
 - ii. 499 and below will be an automatic decline.
 - iii. Credit scores of multiple applicants will be blended.
 - iv. Applicant can be denied if no credit report can be obtained.
 - v. Further verification can be required for some results.
 - vi. No open bankruptcies. Discharged bankruptcies subject to reject.

3. INCOME

- A. Income of all applicants will be combined, and must meet or exceed 3 x the monthly rent amount based on average gross monthly income B. acceptable sources of income are:
- i. Pay stubs.
 - ii. Offer letter of employment.
 - iii. Employer verification.
 - iv. SSDI/SSI award letters.
 - v. Retirement plan payouts.
 - vi. Trust fund payouts.
 - vii. 6 months' worth of bank statements with legitimate income sources shown consistently.
- C. Self-Employed applicants must show the past 2 years' worth of tax returns.
- D. Some income sources may require additional verification.

4. GUARANTOR/CO-SIGNER

- A. Some low credit and low-income applicants who do not meet the established thresholds will have the option of obtaining a guarantor/co-signer. Guarantor/Co- Signer must:
- i. Apply and meet qualifying criteria.
 - ii. Must meet or exceed 4 x the monthly rent amount based on average gross monthly income.
 - iii. Must be a lease signer.

Security Deposit = 1 Months Rent
Administrative Fee \$200.00

5. RENTAL HISTORY

- A. A rental verification can be sent to the previous or current landlord to determine rentability.
- B. Negative rental history including but not limited to skip out, bad reference, money owed to a previous or current landlord, an eviction in the past 2 years (unless paid and settled with proof) will result in an automatic decline.

6. CRIMINAL HISTORY

- A. A criminal background check will be conducted on all applicants/guarantors/co-signers.
- B. Landlord will assess the risk to persons or property posed by the applicant and can take into consideration:
- i. No felonies in the last 10 years.
 - ii. Type of crime.
 - iii. Severity of crime.
 - iv. Facts and circumstances surrounding the crime
 - v. Length of time since crime.
 - vi. Age of applicant at time of crime.
 - vii. Evidence of rehabilitation efforts.
- C. Landlord can automatically deny an application based on the following:
- i. Manufacture and/or distribution of controlled substances.
 - ii. Sex related offenses.
 - iii. Violent offenses against person or property
- D. Landlord may deny based solely on the number of arrests and/or charges appearing on record
- E. Applicant can petition for reconsideration with additional information regarding the case and circumstances.

7. PETS

- A. \$250 non-refundable fee per pet will be due prior to move in.
- B. \$50 pet rent, per pet, will be charged monthly.
- C. No more than 3 pets permitted per household.
- D. Assistance animals for persons with documented disabilities are not considered pets and are not subject to breed restrictions. Documentation from the attending physician for ESAs are required to be provided at the time the application is initially submitted.
- E. Livestock, poisonous, wild or exotic animals are not permitted.
- F. Aquariums 20 gallons or smaller are permitted.
- G. Some breeds of canine are not permitted based on insurance coverage. The breeds are as listed:
- i. Rottweiler, Pit Bull Terrier, Staffordshire Terrier, Chow, Akita, Doberman Pinscher, Wolf-Hybrids, Cane Corso, Presa Canario, Mastiff, Alaskan Malamute, Siberian Husky, German Shepherd, or any mix containing one of these breeds.
- H. Vaccination records and proof of insurance must be provided in order to have the pets on the premises.