

Welcome!

Thank you for your interest.

Important: Do not complete the following application until you have physically viewed the property you are interested in. If you are not able to view the property yourself, you may have a friend or relative over the age of 18 view the property on your behalf. Contact Meridian Valley Property Management to schedule a showing if you have not already done so.

If you have communicated with a Meridian Valley agent & received permission to virtually tour the property, you may go ahead and submit your application.

All applicants will be required to provide the following at the end of the application process before an application is considered complete:

- 1.) Current State or Federally issued photo ID
- 2.) A current pay stub with YTD income or proof of the most recent three months of pay stubs
- 3.) Self-employed applicants will require proof of net business income through tax returns and/or business profit and loss statement, income tax schedule C or verification of consistent payments from business to owner/applicant.
- 4.) Some form of verifiable income or savings will be required for unemployed applicants. Proof of any additional sources of income (housing voucher or subsidy, unemployment, SSI, retirement income, child support, etc.) may also be uploaded.
- 5.) If you live/lived with a family member/friend or rented a shared space within someone's home, you will be required to provide proof of residency. You may provide a bill containing your name and matching address to prove residency (i.e., a phone bill, utility bill, insurance document, etc.)

For groups of applicants applying together, the application will not be considered complete until ALL members of the group complete their own individual application process, payment, & attach all required documents.

At the end of this application process, applicants will be required to complete a pet screening application. EVERY applicant is required to complete this application. If you do not have a pet, you will just need to attest to that on the pet screening application. Applicants with a pet or assistance animal will select the appropriate option & complete the remainder of the pet screening form.

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MERIDIAN VALLEY CRITERIA

Select properties will have additional criteria stipulations – inquire with your agent to determine if additional paperwork will be required prior to screening.

I. GENERAL REQUIREMENTS

1. Current State or Federally issued picture I.D. is required.
2. Each applicant must qualify individually.
3. You will be asked to provide your full SSN in order for us to pull your credit report. If you do not have a SSN, you may provide an alternate form of ID, such as, an ITIN, work/student Visa, Passport, etc. If you need assistance filling out the application without a SSN, please contact your agent or LPS, Inc. for further instructions.
4. A complete and accurate application must be filled out. Incomplete applications can result in a denial.
5. If you will be bringing a pet, proof of pet insurance with a minimum \$100,000 coverage amount will be required, along with, an approved pet application through petscreening.com with a minimum FIDO score of 3. No vicious breeds allowed.
6. Emotional support and assistance animals are required to turn in an app at petscreening.com prior to approval. No charge and no minimum Fido score required.
7. Review with the agent prior to turning in application for approval of pet breed, size, age, and number of pets allowed on specific property.
8. Renters insurance will be required. A minimum of \$100,000 liability insurance must be carried by each tenant.

II. RENTAL REQUIREMENTS

1. A minimum of 12 months of verifiable residence history from a third-party landlord required within the past two years from the date of application. If your landlord does not provide a complete rental reference, you will be required to submit a full copy of your tenant ledger from the landlord to show proof of your rental history; otherwise, the application will be denied.
2. Rental history demonstrating residency, but not by a third party (i.e., friends, family members, room rentals, etc.), will require an additional security deposit equal to one month's rent or a co-signer. If the reference does not come from a valid third party, proof of residency will be required. Failure to provide proof of residency can lead to a denial of the application. Applicants can provide proof of a mailed bill in their name with a matching address to prove residency (i.e., a utility bill, phone bill, renter's insurance, etc.)
3. Home ownership will be verified through tax records or credit report.
4. One (1) late payment of rent or mortgage within a 12-month period will result in a higher security deposit or a cosigner. More than one (1) late payment of rent or mortgage within a 12-months' time period will result in a denial.

5. One (1) late payment or NSF check within a 12-month period will require a higher security deposit or a cosigner. More than one (1) late payment or NSF check, or any legal notices within a 12-month period, will result in a denial.
6. Rental history reflecting any unpaid past due rent greater than \$100.00 dollars will result in denial until paid.
7. Any Unlawful Detainer or eviction over three (3) years old, which has been paid, can be approved with added security equal to 1 month's rent. Any unpaid unlawful detainer within the past 7 years will result in a denial. Unlawful detainers occurring within the past 3 years, paid or unpaid, will result in a denial.
8. Outstanding debt to property management or landlord will result in denial; applicant may be reconsidered once the debt is paid. Any judgment paid or not, for a landlord within the past 3 years will be automatically denied.
9. Rental history showing \$100.00-500.00 damage will require added security deposit equal to one month's rent, when the amount has been paid in full.
10. Rental history reflecting more than \$500.00 in damages will result in denial, paid or unpaid.
11. Rental history with complaints (disturbance or other) will be denied if the manager would not re-rent.
12. Added security is required for any instance of unauthorized persons or pets in a unit rented by the applicant.
13. First time renters, **with established credit**, will require a co-signer or added security equal to one month rent.
14. Due to the housing bust of 2009/2010, an exception may be considered in the case of a home foreclosure or short sale with documentation showing the property has been sold & applicant has been released by the bank/mortgage company. Approval will require an added security deposit or cosigner, as long as applicant passes all other sections of the criteria.
15. Renters who have had bed bugs or any other pest infestations within the past 2 years will be automatically denied.
16. Any unpaid utility or housing related expense over \$100 will result in denial.

III. INCOME REQUIREMENTS

1. Monthly household income must be equal to or greater than three times the amount of monthly rent. We will only allow the combining of the top two (2) separate incomes to qualify for the income requirement.

1. Monthly income equal to three (3) times the monthly rent is required.
2. Applicants who earn less than three (3) times the monthly rent will result in a denial.
3. If co-signer is required, their monthly income should equal five (5) times the stated monthly rent.
4. A current paycheck stub will be required if we are unable to verify income over the phone or fax.
5. Some form of verifiable income will be required for unemployed applicants.

6. Self-employed applicants will require proof of income by providing a copy of their current tax return and 90 days worth of bank statements.
7. If total monthly debt, including rent and estimated utility costs for the property applied for, exceed 66% of income, the application cannot be approved.

IV. EMPLOYMENT REQUIREMENTS

1. Verifiable employment is required. If unemployed and unable to verify income as able to pay rent, will be denied.
2. Self-employed individuals must be verified through current tax return and 90 days worth of bank statements.
3. Added security, a qualified roommate, or a cosigner is required for temporary or seasonal employees.
4. Military Income may require an allotment.
5. Must have been employed at least the past 6 months at current employment or have worked in the same position for at least 6 months. If not added security or a co-signer will be required.

V. CREDIT REQUIREMENTS

1. Positive established credit (6+ months) that has been active within the past 6 months required.
2. Applicants with less than 6 month's worth of active established credit, or no credit history at all, will be denied.
3. 4 or more accounts that are 30 or more days past due OR if fifty percent or more of the credit report is negative will result in a denial.
4. 5 or more unpaid public records will result in denial. (with some exception for medical collections and parking tickets)
5. Outstanding debt to property management or landlord will result in denial; applicant may be reconsidered once the debt is paid. Any judgment paid or not, for a landlord within the past 3 years will be automatic denial.
6. Any applicant with a bankruptcy not showing as discharged is denied until shown otherwise.
7. After a discharged bankruptcy, applicant must show six (6) months of positive established credit. Any negative credit after a bankruptcy will result in a denial.
8. Credit showing more than \$5,000.00 in bad debt will result in denial.
9. Any unpaid utility or housing related expense over \$100 will result in denial.

VI. CRIMINAL RECORDS

CRIMINAL CRITERIA

History of criminal behavior that may negatively affect tenancy – drugs, sex offense, theft, robbery, assault, active warrants, etc...Determinations as to criminal screening will be made on a case-by-case basis, after analysis, and will

be based on several factors and information. There will be no automatic denials on arrest or criminal convictions.

Certain criminal records which have taken place within the last seven years are a consideration for denial. An appeal process will be required to determine eligibility.

Deniable charges include but are not limited to:

Murder (1st and 2nd degree) ,Kidnapping (All counts) , Manslaughter (1st degree), Theft (1st & 2nd degree), Assault 1st, 2nd & 3rd degree), Burglary (1st, 2nd degree & vehicle prowling 1st degree), Robbery (1st & 2nd degree) , Malicious Mischief (1st degree) , Rape (All counts), Arson (1st, 2nd degree & Reckless Burning 1st degree), Child molestation (All counts), Delivery or Sale (All counts), Rape of a child (All counts) , Possession with intent to Deliver (All counts), and multiple misdemeanor and/or felony offenses could also be under consideration.

- Reasonable likelihood that a past history of abuse of alcohol interfering with the health, safety or right of peaceful enjoyment by other members of the community.
- Reasonable likelihood that a past history of use of illegal drugs (or unauthorized use of legal drugs) interfering with the health, safety or right of peaceful enjoyment by other members of the community.
- History of criminal activity on the part of any proposed occupant could negatively impact your application.
- Status as a registered sex offender.
- Any criminal history of a violent or physical nature that may interfere with the peace, enjoyment and well-being of the property or community will be denied.
- Reasonable likelihood that a past history of applicant or those acting under his or her control will interfere with the health, safety or right of peaceful enjoyment by other members of the community.
- Reasonable likelihood that a past history of applicant or those acting under his or her control will cause damage or destruction to the dwelling unit or surrounding property.
- Reasonable likelihood based on income and credit that the applicant will not be able to timely satisfy the financial obligations of tenancy.
- Reasonable likelihood based on rental and personal history that the applicant may cause damage to the property or become a nuisance to neighbors or the community.

VII. CO-SIGNER REQUIREMENTS

1. Must meet general qualifications.
2. Co-signers must have good credit and earn at least 5 times the rent.

VIII. REASONS FOR DENIAL

1. Any collection or judgment filed by a property management company over \$100.00, within the past 3 years will result in denial. After 3 years and once the collection/ judgment is paid, will result in one month's additional security.
2. Any unlawful detainer action or eviction within the last three (3) year's results in a denial, paid or unpaid.
3. Any current 3-day notice will result in denial.
4. Any false or misleading information can result in a denial.
5. Unfavorable information for any individual applicant may result in denial of all applications for the household.
6. Any open Bankruptcy will result in a denial if not discharged.
7. Negative debt after a bankruptcy will result in a denial.
8. Lack of at least 6 months re-established credit or rental history after a bankruptcy will result in a denial.
9. Applicants with less than 6 months' worth of active established credit, or no credit history at all, will be denied.
10. History of criminal activity by any occupant, adult, or minor, which could negatively affect tenancy, may result in denial. An appeal process will be required to determine eligibility.
11. Juvenile records will be considered if the applicant is under the age of 21 at the time of the report. If the applicant is over the age of 21, Juvenile records will not be considered.
12. An employment reference, in which the employer indicates that the employment will end, and the income level will drop below 3 times the rent.
13. Income that falls below 3 times the monthly rent will result in an automatic denial.
14. False information or lack of information on the written application can result in an automatic denial.
15. Any undisclosed previous rental address.
16. Lack of response from applicant for additional information after 72 hours will result in denial.
17. Renters who have had bed bugs or any other pest infestations within the past 2 years will be automatically denied.
18. If total monthly debt, including rent and estimated utility costs for the property applied for, exceed 66% of income, the application cannot be approved.

IX. SUMMARY REVIEW

Each area of the report (Credit, Criminal, Eviction, Rental History, Employment, etc.) will be reviewed for adverse information. If THREE or more areas are found to have Adverse items in a report, applicant can be denied.

**** PORTABLE SCREENING REPORTS WILL NOT BE ACCEPTED!****

**** ALL SCREENING FEES ARE NON-REFUNDABLE ****

IMPORTANT: You will be notified of your application results via email at the address you used to apply. If an adverse action letter is required to be sent out, it will also be sent to the same email address provided on the rental application.

I have read and understand the criteria guidelines listed above. I also understand that I will be notified of my application results via the email address provided on this application.