

Prospective Tenant Screening Criteria

General

The property owner does not lease to:

- Section 8 or other housing programs/vouchers
- Applicants who have been evicted from other properties
- Applicants that owe monies to other property owners/managers
- Applicants who falsify information on their rental application

Each person 18 or older who intends to live in the property must apply for the application to be considered complete and driver's license must be provided.

General maximum of two people per room allowed.

First-come/first-serve policy: Complete applications will be processed in the order they were taken and we will do our best to inform you if we believe other applications have been received for the subject property before you apply. However, if you 1) do not meet the minimum screening criteria without requiring additional deposit, or 2) you offer below advertised rent, or 3) offer a move-in date that is more than two weeks out, we reserve the right to accept other applications, regardless of order.

Employment

- Minimum of 3 times the rent in verifiable monthly income. We will take less – to a point - with additional deposit.
- Verifiable employment. Require 2 years in current position or same industry to avoid additional deposit.

Rental History - The property owner requires 2 years of rental history to avoid additional deposit.

Criminal - Criminal background will be considered on a case-by-case basis; however, the following will be rejected:

- Recent felonies or heinous crimes that could threaten the safety of others

The following will require additional security deposit and must not be recent to be considered:

- Crimes against people or property
- Crimes involving solicitation or prostitution
- Crimes involving the use, manufacture, sale or distribution of controlled substances

However, it is the sole discretion of the property owner to qualify or disqualify an applicant who has any offense, including a minor one.

Credit

- Must have at least 90% positive credit to qualify or avoid additional deposit. Will take down to 70%, with additional deposit. Will take lower with co-signer, but security deposit will still be high.
- Prior bankruptcies and repossessions can reduce odds of acceptance

Pets

The property owner does not lease to anyone that owns inherently dangerous animals. This includes but is not limited to: Pit bulls, Boxers, Rottweilers, Dobermans, Chows, snakes, etc. Any dogs or cats that are accepted must be spayed or neutered.

Other pets 40 lbs or less may be considered. Acceptance of other animals is at the sole discretion of the property owner.

I have read and understood this screening criteria. I understand that the criteria are set by the property owner and can change at any time without notice.

Applicant signature

Date

Applicant signature

Date

Applicant signature

Date