



## **RENTAL & PET QUALIFICATIONS ACKNOWLEDGEMENT**

A rental application must be signed and processed on all prospective occupants 18 years of age or older. A non-refundable application fee of \$75 per adult must be paid for each applicant leasing for 31 days or more. All prospective occupants will be qualified on the following four (5) criteria; (1) Income/employment (2) Credit (3) Rental history (4) Pets and (5) Criminal history.

- All applicants must be 18 years of age or older.
- All occupants 18 years of age or older must completely fill out & sign a rental application and meet our qualifying criteria.
- Each occupant, 18 years of age or older, agree to pay a \$75 non-refundable application fee.

**INCOME/EMPLOYMENT:** Gross monthly income must be three (3) times the amount of the monthly rent. Occupants' income may be combined to meet the requirement. If employment income does not meet the criteria, documentation of other supplemental income must be provided (i.e. savings, stocks/bonds, social security, trust fund income, child support, alimony etc.)

- Employment must be current and verifiable for a minimum of one (1) year.
- Other verifiable income equaling three (3) times annual monthly rent.
- Verifiable income includes as confirmed by employer, trust officer, tax returns, or other satisfactory documentation as required.
- Each roommate should earn 1 ½ times the rent. If one of more roommate(s) do not, at least one roommate must meet the three (3) times requirement.

**RESIDENCY:** Rental history will be verified for each applicant.

- Must have a minimum of one (1) year verifiable rental/residence history and
- No more than (3) late payments in a 12-month period.
- No more than one (1) NSF in a 12-month period.

- No non-compliance issues that resulted in non-renewal or eviction.
- No Evictions.

**CREDIT:** A credit report will be processed on each applicant.

- Medical, Dental and Student loans will not be taken into account.
- No credit history will be counted as good credit.
- If credit is below 50% positive, the applicant will be required to have a co-signer.
- 620+ minimum score required unless Property Owner makes an exception.

**CRIMINAL:** Not only must Applicant must have acceptable credit history, additionally, all Applicants must meet our Criminal History Criteria. Applicants that are registered sex offenders will be denied. Applicants must have no felony convictions less than 10 years old that involve violent crimes against persons or property, including but not limited to murder, arson, kidnapping, assault, bomb related offenses, robbery or burglary, terrorism OR that involve the manufacturing or distribution of drugs in any manner. All other felony convictions must be more than 5 years old. Conviction of any drug related offenses involving possession only, or alcohol related offenses where no one was permanently injured or killed, must be at least 2 years old. (Continued)