

SUPERIOR VALUE PROPERTY SERVICE GRP

Quality Home at an Affordable Price!

TENANT SELECTION CRITERIA

Dear Prospective Tenant: Thank you for your interest in a rental home managed by Superior Value Property Service Group. We require that all prospective residents meet the following qualifying criteria when completing the rental application:

Income and Employment: Gross income must be at least three times the amount of rent of the property you are applying for and must be fully verified. For most applicant situations, we verify income using paystubs and a written employment reference. For self-employed applicants, we require the last 60 days of bank statements and a prior year tax return showing required income amounts. Applicants receiving social security or other federal assistance must provide documentation thereof, including a statement of benefits and bank statements showing the income being received. Court-ordered spousal or child support may be considered with consistent payment history for the prior 12 months. Longevity of employment may influence the Landlord's decision to lease the Property to you. Income documents can be emailed, or printed copies can be submitted.

Photo I.D.: All applicants must provide a legible copy of their driver's license or other approved photo I.D. Photo I.D. can be sent via text message, emailed, or printed copies submitted.

Rental History: A minimum of five years of verifiable rental history is required. (Living in a property that is owned by a relative does not constitute a tenant/Landlord relationship for rental verification purposes) Owning your previous residence can take place of rental history. Failure to provide the requested information, inaccurate information or information reporting negatively by a Landlord may influence the Landlord's decision to lease the Property to you.

Criminal History: Landlord will perform a criminal history check on you to verify the information provided by you on the lease application. We will conduct individualized assessments that take into account mitigating factors, such as facts & circumstances surrounding the criminal conduct, age at time of conduct, evidence of good tenancy before and after conduct, nature & severity of conviction and the amount of time that has passed since the conviction. Criminal history which indicates that an applicant's tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy could result in substantial physical damage to the property or others may influence Landlord's decision to lease the property to you.

Applicant must physically reside in the property for which they are applying. Applicant must live in the rental unit and must disclose all persons that will be occupying the unit on the application. All persons residing in the property are subject to background checks prior to occupancy. All persons 18 years of age or older must complete a background review to be submitted by the applicant along with the other required application documents.

If a prospect is declined based on the criteria listed, landlord reserves the right to take adverse action. This may include denial of the application, the requirement to pay a higher security deposit, or the requirement to obtain a qualified co-signer.

Occupancy limits have been established by the size of the unit. Maximum number of persons allowed is as follows (unless otherwise defined by statute or local ordinance): No more than 2 occupants per bedroom.

Other Qualifying Factors: Landlord will take into consideration the lease term length (minimum one year), the amount of expense needed to make the property acceptable to you and the amount of time the property will remain vacant until you occupy.

Automatic Decline: Applicants will be automatically declined for the following: Anyone having been evicted by a prior landlord for cause, Falsification of application, Invalid Social Security number, Failure to pay Application Fee, Any Application that has not been fully completed - incomplete applications will not be processed.

Property Acceptance: Prospective tenant(s) are accepting the property in an as is condition. Requests for changes to the property must be submitted in writing with the application. Applicant must submit security deposit and signed lease within 48 hours of acceptance of application. Failure to do so will result in cancellation of the application.

Utilities: Prospective tenant(s) are required to obtain utilities and are responsible for payment to the service provider for the duration of the lease.

Tenant Required Insurance: Renters Insurance is required for all Leases and Lease Renewals. Tenants are required to name Superior Value Property Service Group as an "Additional Insured".

Keys or Access Devices: We'll furnish keys and/or access devices only after: (1) all parties have signed the Lease Agreement and other rental documents referred to in the Lease Agreement; (2) all applicable rents, security deposits, admin fees and pet fees (if applicable) have been paid in full.

Fair Housing Laws: Fair Housing Laws prohibit discrimination based on various criteria including but not necessarily limited to race, religion, color national origin, gender, sexual orientation, age, ancestry, marital status, veterans status, familial status lawful source of income and disability.