

REASONS FOR REFUSING AN APPLICANT



Landlord only desires to rent to a good, clean, long-term Tenant who will stay a minimum of 3 years. Landlord only communicates by TEXT. No phone calls. No in person meeting. If this is not acceptable, please STOP and DO NOT rent.

****As of September 1, 2020, Landlord is no longer able to accept new Section 8 Tenants.***

A Rental Application will be disqualified by Landlord under the following:

1. Inability to verify a means of income on a monthly basis that is equal to 3x the monthly rent of Property.
2. Non-payment of utilities.
3. A record of unfavorable past performance of payment or rightful obligations, including rent and utilities.
4. A record of disturbance of neighbors.
5. A record of destruction of property.
6. A record of poor living or housekeeping habits, including the creation of fire hazard through acts such as hoarding of rags and papers; severe damage to premises and equipment, if it is established that the individual family or their guests is responsible for the condition; seriously affecting the neighbors by causing infestation, foul odors, depositing garbage improperly or serious neglect of the premises.
7. Criminal History. Any open cases will be considered a violation for the purposes of determining whether or not to accept applicant.

NO TIME LIMITATION: A history of criminal activity (resulting in a pending felony charge or conviction) involving crimes of physical violence to person(s) or property or a record of other criminal acts which would adversely affect the health, safety or welfare of other residents; (i.e. arson, rape, child molestation, a registered sex offender, aggravated assault, domestic violence, murder, grand theft, burglary of 1st or 2nd degree, robbery, drug distribution, drug trafficking).

OCCURRED WITHIN PAST 3 YEARS:

1.) A record of possession of drugs or drug paraphernalia, resulting in less than a pending Felony charge or conviction; 2.) A record of habitual offenses. Habitual will be considered anyone with three or more violations (with the exception of traffic violations not referenced below) occurring on separate occasions during the past three (3) years.

OCCURRED WITHIN PAST 5 YEARS:

1.) A record of three or more offenses of driving under the influence or reckless driving; 2.) A record of felony drug possession.

8. Cannot pay required security deposit, last month's rent, first month's rent or full years renter's insurance.
9. Too many people for the number of bedrooms in the unit.
10. Cannot furnish their own appliances (Landlord does not provide any appliances) or has large items that cannot be stored on the premises (boats, campers, trailers, extra vehicles, etc.).
11. Plans to use the premises for something other than living purposes.
12. Writes initial check that is not honored by the bank.
13. Is a minor under the age of 18.
14. Refuses to sign a 3 year lease agreement.
15. Has more than the allowed number of vehicles but is not willing to store excess vehicles over two (2) or as specified by Landlord at another location.
16. Will not furnish references.
17. Falsifies information on any application; does not give complete information; does not list all previous addresses within the last five (5) years.
18. Cannot provide identification (a government issued photo ID used to verify the application).

By signing below, I hereby agree that I have read and understand the above listed reasons for refusing an applicant. Furthermore, I understand that a credit and criminal background check may be required in order for me to apply.

Applicant's Signature

Date