



Tenant Selection Criteria - The Gifford Group

The following is the Tenant Selection Criteria of Landlord. It may be revised, modified, or updated from time to time by Landlord at Landlord's sole discretion.

Application and Notification

- An application must be completed for each occupant 18 years of age or older, and any occupants under the age of 18 **and** deemed an adult under applicable law.
- A non-refundable application fee, must be paid by each Applicant before an application will be processed.
- All Applicants are required to present a valid government-issued identification. Except as otherwise prohibited by applicable law, non-U.S. citizen Applicants may be required to present additional documentation evidencing Applicant's right to live in the United States through the end of the lease term.
- An application does not constitute a lease agreement or offer to lease. No lease shall exist unless and until Landlord and Applicant execute a lease agreement and Applicant pays all required funds.
- Falsification of any information on an application may result in Applicant's automatic denial. If an Applicant is denied for falsifying paperwork, Landlord may retain all deposits and fees paid.
- The first Applicant to complete and submit the Application and all Application fees, pass the verification process, and pay all required deposits will be accepted.
- Notifications of acceptance or denial will be made by email to the email address provided on your Application. Denials will include information regarding the credit and background check provider.

Equal Housing

- Landlord and Landlord's agents are committed to providing equal housing opportunities to all Applicants regardless of race, color, religion, national origin, sex, handicap, family status, or other protected class status under applicable law.

Website

- Home details on Landlord's website are offered for illustrative purposes only. Actual home details may vary. Applicant should verify all information and property condition before lease execution.



RESIDENT QUALIFICATION CRITERIA

1. Occupancy Guidelines

- The maximum occupancy is two (2) persons per bedroom.

2. Age

- Applicants must be 18 years of age or older, unless deemed an adult under applicable law.

3. Credit

- An Equifax credit report or substantially similar report from the credit bureau will be completed on all Applicants to verify creditworthiness. Verified credit history will be entered into an application scoring model to determine rental eligibility.
- Applicant may be denied if a credit score cannot be obtained from any or all credit bureaus.
- Open bankruptcies will result in an automatic denial of your application.
- Some credit results may require further verification.

4. Income

- The combined household income must be a minimum of three times (3x) the monthly rent.
- If a household has more than three (3) Applicants, Landlord will use **only** the two (2) highest incomes in calculating the combined household income.
- Employed applicants will be asked to produce pay stubs for the past four (4), consecutive weeks.
- Additional legal sources of verifiable income may be accepted. Examples include social security, child support, disability, retirement, bank statements, and any other legal, verifiable income. Applicant must provide three (3) consecutive months of bank statements if an additional source of income cannot be confirmed from its source.
- Applicants starting a new job may be required to provide an Offer Letter on employer letterhead confirming start date and compensation terms.
- In instances where sufficient income requirements cannot be met, Landlord may elect to accept pre-paid rent or a Guarantor.
- Some income results may require further verification.

5. Guarantor

- A Guarantor must submit an application and pay a non-refundable application fee, if applicable.
- Landlord allows only one Guarantor per household.
- A Guarantor is subject to the same qualification requirements as an Applicant but must have an income of four (4.0) times the monthly rent.
- A Guarantor will be required to sign the lease.

6. Rental History



- Previous rental history will be reviewed and no negative rental history will be accepted. Negative rental history is determined by: Failure to pay rent timely and/or evictions filed within the three years, damages in amounts exceeding \$1,000, repeated disturbances not related to circumstances protected under Victims of Abuse Women's Act, prior management references describing reports of drug dealing or manufacturing, gambling, or prostitution on the premises.
- Prior evictions may result in an automatic denial of your application.
- Applicant may be denied for an outstanding debt or judgment to any prior landlord.

7. Criminal History

- A criminal background check will be completed for each Applicant.
- In evaluating an Applicant's criminal history, Landlord will conduct an assessment of the risk to persons or property posed by an Applicant that may consider: (1) the type of crime; (2) the severity of the crime; (3) the facts or circumstances surrounding the crime; (4) the length of time that has passed since the crime; (5) the age of the Applicant at the time of the crime; and (6) evidence of rehabilitation efforts.
- Convictions for the manufacture or distribution of a controlled substance will result in an automatic denial of the application.
- Landlord will not deny an Applicant solely on the basis of arrests or pending criminal actions.
- Denied Applicants may petition Landlord for reconsideration by providing additional information to assist Landlord in its review of criminal history.

8. Pets

- No more than two (2) pets are allowed in this per home.
- Pets exceeding 50 pounds are not permitted without Landlord's prior written approval. Certain dog breeds are not permitted, including Pit Bulls, Staffordshire Terriers, Rottweilers, German Shepherds, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, and any mix containing one of these breeds.
- Pet fees, pet rent, and/or deposits may be charged.
- Assistive animals for persons with disabilities are not considered to be pets and are not subject to the above pet restrictions. Assistive animals require Landlord's advance written approval.
- Livestock or poisonous, or exotic animals are not permitted.
- Aquariums may be permitted, subject to a 20-gallon maximum with Landlords prior written approval.

9. Vehicles

- No more than four (4) vehicles are permitted.

- All vehicles must park in the garage and/or at the curb in front of the property.
- Vehicles must be operational and have current registrations.
- Boats and trailers are not allowed without Landlord’s prior written approval.

10. Renter’s Insurance

- Landlord recommends that residents obtain renter’s insurance for casualties such as fire, flood, water damage, theft, and general liability. Renter’s insurance should have a minimum of \$100,000 of liability coverage with Landlord identified as an Additional Insured (or other appropriate designation as available).

I understand and accept these qualifying standards and have truthfully answered all questions. I understand that falsification of Rental Application information will lead to denial of rental. I understand your ability to verify this information is limited to the information made available by the agencies and services used.

Applicant Signature

Date

Applicant Signature

Date