RENTAL APPLICANT CRITERIA

Thank you for your interest in the apartment at 2030 Portsmouth Street! Before you decide to apply for the apartment, please review the criteria listed below. <u>This page outlines the requirements that you must meet to be eligible for consideration.</u>

- We do not charge an application fee, but there is a fee to run the required credit/income/criminal background checks. This fee is non-refundable, costs approximately $41, and is paid directly to the service to conduct these checks.   Please first review the leasing requirements below. If you meet the requirements and would like to proceed then you may proceed with the screening service via the link published on the website. If the link fails to work please let us know at info@SRCPropertiesLLC.com and we will forward an updated link. Once the screening service is complete we will receive and review information on the applicant and follow up with a leasing decision.

- **Leasing requirements are as follows:**
  - **A good credit history (generally around a 650 FICO score or better though this is not an exact number and will depend on the overall picture of the applicant).**
  - **Minimum gross income of three times the monthly rent amount.**
  - **Please keep in mind that these credit and income requirements are general guidelines.** *If your credit and income are close but one is slightly under these requirements, you may still be considered for the apartment. For example, someone with an excellent credit score but a slightly lesser income, or someone with a slightly lower credit score but higher income, may still be considered at the discretion of the owner.   A final leasing decision will depend on the overall credit, income, and rental history of the applicant.*
  - **Applicants with a poor credit history, history of evictions or collections, or criminal history will be disqualified.**
  - **All applicants will be required to submit proof of identity in the form of a state or government issued ID. If you are applying online, a government issued ID must be uploaded as part of the application and must be presented in person prior to taking possession of the apartment. This is to ensure that the applicant applying is the same person as the person residing in the apartment.**
  - **All applicants will be required to submit proof of income (W-2, recent paystubs, tax returns, etc..) and this must be uploaded as part of the application process.**
  - **All applicants must provide references and give permission to prior landlords to discuss rental history.**
  - **Applicants that do not meet the credit and income guidelines but otherwise pass the criminal background checks may still be considered with a suitable guarantor for the lease. This guarantor would have to successfully complete our background checks with the same requirements and sign as guarantor for the lease term.**

- Since these units are one-bedroom apartments, in no case with the unit be rented to more than two people. If the unit is rented to two people, both individuals must apply and pass the required background checks. As such, each person would have to pay the application fee to run a separate screening check, and both individuals must sign the lease agreement as jointly responsible for all terms of the lease agreement.

- Initial funds required to secure the lease will be the first full months' rent and security deposit (security deposit is equal to rent amount).   This initial payment must be made via a cashier's check. After taking possession of the apartment, rent payment is allowed through bank transfer and/or a secure rent payment service setup by the landlord.

- At the discretion of the owner, one small pet is allowed, but this would require an additional monthly rent of $25/month and an additional security deposit (refundable) of $250.

Thank you for your interest in applying. Please note that I will accept the first qualified applicant that meets the criteria outlined above.

Regards,
SRC Properties, LLC