



Landlords Criteria

- ☐ 1. Everyone over the age of 18 must fill out an Application
- ☐ 2. Everyone over the age of 18 must submit 2 forms of government issued Identification With your Application (DPS issued ID, Driver's License, Passport, Visa, Social Security Card, etc...)
- ☐ 3. You must have household income of 3x the rent (\$1,650/monthly) to apply. please submit last three months check stubs, w-2's, Award Letters and all records of sources of income you want considered at the time you submit your application.
- ☐ 4. Your credit score cannot be any lower than 600.
- ☐ 5. You cannot have a bad rental history, or past evictions
- ☐ 6. You will undergo a full background check that includes employment, rental history, credit, income, and criminal check. The landlord will look both at the application you fill out and the information received from the tenant verification service.

Tenant Verification Service **each applicant over 18 must do this and the cost is \$35.00 per applicant**

Once we have received your application you will be sent an email to a website called www.mysmartmove.com the email will provide you with an access link where you will go on and provide the answers to specific questions. The Landlord has pre-entered the criteria above and the mysmartmove service will go through your history to verify that you meet the criteria and there is nothing from the landlords set criteria that would raise a red flag.

Mysmartmove does not provide the landlord with specifics. Only if you met the landlords criteria, It will say "declined due to" lower than desired credit", "criminal history background", "employment" or "income" but to maintain your privacy it does not get into specifics. The landlord has the option to decline your application, and will initiate the letter that declines renting you the unit. Or reach out to you for verifiable explanation. ("My credit is bad because of student loans, I've worked out a payment plan here are the last six months in receipts showing I've paid on time).

We do thank you for applying for this lovely condo. It is well maintained and the landlord is very attentive to the needs of the tenants.