

## **LANDLORD'S SELECTION CRITERIA**

- Gross monthly income must be at least 3 times the rental amount and verified by paystubs/bank statements.
- Good two year employment history verified by current /past employer.
- Good two year rental history verified by current/past landlord.
- Good credit history (no lower then 620) verified by credit report from [MYSMARTMOVE.COM](http://MYSMARTMOVE.COM).
- Clean criminal history.
- Proof of renters insurance.
- Non smokers only.

### **GROUNDS FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS**

- Invalid social security number, invalid driver's license or false information on application.
- Insufficient income and/or negative employment history.
- Negative rental history including: Eviction, late payment, returned bounced checks, balance owed to landlord, lease violations, landlord complaints, property damage.
- Negative credit history including: repossession, eviction, foreclosure.
- Any criminal history including misdemeanors, felonies, sex offenders, terrorist activity.

### **In order to facilitate the application submittal and approval process involving multiple lease applicants, the following will be applied:**

- All applicants will be notified of a multiple application situation.
- Landlord will be provided all processed applications for review.
- The decision of accepted lease applicant is made solely by the landlord.