

Prospective Tenant Screening Criteria

General Info

We do not lease to:

- Section 8 or any other housing assistance program.
- Applicants that have been evicted from other properties.
- Applicants that owe other property owners/landlords monies.
- Applicants that falsify information on their rental application.

Employment

Prospective tenant must have:

- Minimum of 3 times the rent in monthly income.
- Verifiable employment. Prefer that individuals in his/her current position for 2 years, but might accept a lesser duration based on other work history.

Rental History

Minimum of one year verifiable rental history. The owner might consider less than a year, however, additional deposit may be required.

Criminal

We do not accept applicants that have a criminal record within the last 5 years. This includes but is not limited to a conviction of:

- Any felony. Even a felony that is pled to a misdemeanor.
- Crimes against people or property.
- Crimes involving the use, manufacture, sale or distribution of controlled substances.
- Crimes involving solicitation or prostitution.
- Gun possession.

However, it is the sole discretion of the property owner to qualify or disqualify an applicant that has a minor offense on his/her record.

Credit

- Open credit accounts must be current.
- Credit scores below 525 may require additional security deposits.

Pets

Pets are accepted on a case by case basis. We do not lease to anyone that owns inherently dangerous animals. This includes but is not limited to Pit Bulls, Rottweilers, Dobermans, or Chows.

I have read and understand the tenant screening criteria. I understand that the criteria is set by the property owner and can change at any time without notice.

Applicant Signature

Date