

Rental Criteria

Moto Properties adheres to **The Fair Housing Act**, Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability). The following qualification standards will be required from every prospective resident. An application must be submitted by each applicant 18 years of age or older, who will be occupying the rental unit. All occupants 18 years old or older must qualify, with the exception of income for students living at home.

INCOME: Monthly gross income requirement is **three (3)** times the monthly rent amount. Income will be verified by a minimum of one the following:

- ◆ 30 days' worth of paystubs.
- ◆ Previous year tax return and current business license.
- ◆ Six (6) months consecutive employment with the same U.S. based verifiable employer or in the same industry.
- ◆ Guarantors may be used for applicants with insufficient credit or insufficient income. A Guarantor must provide proof of income of at least five (5) times the monthly market rent verifiable through tax returns, check stubs, etc.; score in the "Accept" category for credit history, minimum employment of one year, and must furnish all necessary information on leasing or mortgage history. If approved, the standard deposit will be accepted.

RENTAL HISTORY: Broken leases and or Evictions:

- ◆ (1) Broken lease – must be at least 5 years old and may not exceed \$ 3,000.
- ◆ Eviction- where eviction judgement was awarded may not be accepted.

CRIMINAL BACKGROUND:

Felony Charges: Deferred adjudication or case pending will be considered as a felony charge.

- ◆ Injury to Persons, Violence and Sexual offenses that occurred in less than 99 years are a denial.
- ◆ Any other felony may be considered if the felony occurred over 10 years ago.

Misdemeanor Charges: Deferred adjudication or case pending will be considered as a misdemeanor charge.

- ◆ Injury to Persons, Violence and Sexual offenses that occurred in less than 99 years are a denial.
- ◆ Any other misdemeanor may be considered if the misdemeanor occurred over 5 years ago.

CREDIT SCORING: A complete credit history from a credit bureau is required from a third-party vendor

DEPOSITS: The following deposit/fees requirements stipulations will be applied based on scoring model recommendations:

- ◆ Accept: 1 months' rent deposit
- ◆ Applicants who are residents of foreign countries and do not have a Social Security number must provide proof of foreign citizenship, written verification of employment, and proof of income- four (4) most recent paycheck stubs. 1 months' rent deposit applies.

AUTOMATIC DENIAL:

- ◆ Falsified information including Social Security Number (unless proof is provided)
- ◆ Fact Act Fraud Alerts

Cancellations: Application deposits will only be refunded on denied applicants. Deposits will not be returned for cancellations or false information that has been given, they will be retained for liquidated damages.

I/We have read and understand the Rental Requirements and Qualifications above. I/We agree to all terms and conditions stated above.

Applicant signature

Date

Co-applicant signature

Date

Co-applicant signature

Date

Co-applicant signature

Date