

TENANT SELECTION CRITERIA

- 1) **Income:** Gross monthly income of **at least 3 ½ times** the monthly rent amount
- 2) **Employment:** Verifiable employment history for at least the past 2 years
- 3) **Residency:** Verifiable residence history for at least the past (3) years
- 4) **Credit History:** Minimum credit score of 600 required
- 5) **Occupancy:** Total number of occupants eighteen (18) years of age or older may not exceed two (2) persons per bedroom
- 6) **Pets:** No Dangerous or Restricted Breeds: only 1 small dog under 15 lbs, neutered or spayed is permitted.
- 7) **Applicants Will be denied for the following or similar reasons:** False, inaccurate, or incomplete applications. Evictions or judgements related to rental residency, tax liens, unpaid child support, and/or current bankruptcy proceedings.
- 8) **Applicants May be denied for the following reasons:** Felony convictions and out of prison or jail less than 7 years, multiple felonies, physical or violent crimes, domestic violence, convictions related to illegal drug manufacturing and/or distribution as well as sex offenses: and/or appearance of any sexual offense or terrorist database
- 9) **Applicants May be denied or required to pay additional deposit or rent for the following or similar reasons:** Credit scores under 600 or no credit score, excessive credit collection balances, slow pays, etc

Property being rented **As Is. No changes** will be made to the property after applying unless approved by Landlord in writing.

Tenant responsible for obtaining mailbox keys

For move in dates more than 2 weeks away, Landlord reserves the right to assess a non-refundable holding fee if Landlord agrees to tenant's terms.

If leases are renewed a \$50 renewal fee will be charged to tenant

Once Application has been approved, the applicant has 2 business days to deliver the security **deposit in the form of cashiers check.**