

Model Tenant Criteria

Income Verification:

Landlord requires verification of your income as provided in the rental application. The rent amount for the property, the sufficiency of your income along with your ability to verify the income, may influence the Landlord's decision to rent the property to you. All applicants must provide the telephone # of their employer.

Applicant(s) must provide proof of combined monthly gross income equal to three (3) times the rent amount.

Identity Verification:

Landlord requires verification of your identity as provided in the rental application. ☒ Applications will not be processed without a copy of a valid United States state or government issued identification. Valid Identification must be submitted for any applicant over 18 years of age. ☒ If immigrating to the United States, proper documentation in relation to federal law permitting an individual to live and work in the United States is required.

Prior Rental History:

Landlord will verify your prior rental history using the information provided on the rental application. Failure to provide requested information, providing inaccurate information and/or the information received upon contacting prior landlords may influence Landlord's decision. Any negative rental history or late payments, are cause for denial. Applications will be automatically denied for the following reasons: current or past outstanding debt to a previous landlord & a civil suit filed from a previous landlord against an applicant.

Credit History

Applicants will need to have their credit verified by Landlord. A credit score of 650 is required for each applicant.

Criminal History

Landlord will perform a criminal history investigation on all applicants in order to verify the information you have provided on the rental application. Landlord will not accept any felonies. Landlord has the right to refuse leasing based on applicants criminal history.