



Resident/Tenant Selection Criteria - Requirements for Approval

- Anyone 18 or older residing in the property must fill out an application
- Applicants must make a combined gross income of 3x rent or net income of 2.5x rent
- No evictions, eviction filings, or paid or unpaid lease collections within the last 4 years
- No sex offenders
- No felonies within the last 4 years
- No violent felonies within the last 10 years
- No broken leases
- Verifiable rent history
- Pets accepted on a case by case basis and we charge Pet fees – not rent or up-front deposits
- We use Rental History Reports (RHR) to run credit and background – no scores below 500
- Scores below 600 will be charged a loss mitigation fee
- Foreclosure and bankruptcy are case by case if not current. Automatic denial if current.
- We don't take co-signers, but a guarantor may be accepted on a case by case basis to help with credit or income. This doesn't apply to evictions or lease collections. If accepted, a loss mitigation fee will apply.
- Proper ID – driver's license and SS card – must be submitted
- All information given must be accurate and complete

This acknowledgment indicates that you have had the opportunity to review the landlord's selection criteria. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.