

Rental Criteria
Application Submission & Rental Process

- Rental History:** 12 months valid, verifiable rental history
- Credit History:** Good Credit History. (marginal credit may be considered with additional deposit)
- Employment:** 12 months verifiable employment
- Income:** Minimum 2 x the rental amount (only garnishment income considered) if debt to income ratio is high landlord may consider additional deposit.
- Criminal History:** Clean criminal history report or should you have outstanding items on your credit or background, such as criminal records, evictions, lawsuits, foreclosures, bankruptcies, etc; please provide a short letter describing the circumstances and why you would be a good tenant for our property.

FEES:

Credit/Eviction/Criminal Checks - \$45.00/each (approximately) Not Refundable.

DEPOSIT: Minimum 1 months rent. Additional deposit may be required depending upon Applicants rental history, income, debt to income ratio, employment, criminal history, cash flow, etc

Application Submission Process

- Complete Application for each occupant 18yrs and older
- Include move in date
- All contact information completed such as: Landlord name/contact phone number & Employer contact
- Copy of Drivers License for each applicant

Self-Employed ONLY: Above documents PLUS

- Last 2 years of signed Income Tax returns (Business and Personal)
- Last 3 months of personal bank statements (Business statements may be required)

Upon Acceptance

Listing agent will prepare the Lease Agreement - Tenant (s) are allotted 24 hours to sign and return w Deposit in certified funds.

Signature: _____ *Date:* _____

**This criteria is set by the Landlord and not specifically the Listing Agent or Office of the Agency at Zarco Realty.*