

TENANT REQUIREMENT CRITERIA

Tenant Notice of Eligibility Requirements and Landlord's Tenant Selection Criteria reflect grounds for which the rental application may be denied. Applicant denial includes failure to provide accurate or complete information on the application form and the following:

1. Criminal history – No felonies allowed and misdemeanors on a case by case basis.
2. Credit –
 - a. Credit score must be greater than 680.
 - b. No late payments in 2 last years.
 - c. No previous or outstanding evictions or judgments related to leases.
3. Rental history – agent will confirm prior history in renting including payments on time, adequate notice of termination of lease, maintenance of the property, etc. – No family references.
4. Pets – case by case basis within the following guidelines:
 - a. No dog over 35lbs – no exceptions.
 - b. NO AGGRESSIVE/VICIOUS BREEDS - including but not limited to, Doberman, Mastiff, Rottweiler, Dogo, St. Bernard, Pitt Bull, Pitt Mix, Staffordshire Terrier, Great Dane, Chow Chow, German Shepherd, Caucasia, Ovcharka.
 - c. No dogs less than 1 year old (vet records and pics may be requested).
 - d. No more than two pets.
5. Monthly Income – must be 3 times greater than rent per month with documented income (pay stubs).
6. Smoking – not allowed on the property.
7. Ability to pay – bank statements may be requested to verify funds available to pay security and pet (if applicable) deposit and 1st month's rent.
8. Verification of employment with at least 1 year in the same field and confirmation of future employment.

Landlord/Property Management

Date

Tenant Applicants

Date

Signing this acknowledgement indicates that you have had the opportunity to review the aforementioned Tenant 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 be completely forfeited.