

## LANDLORD'S SELECTION CRITERIA

- Gross monthly income must be at least 3 times the rental amount and verified by paystubs/bank statements.
- Good one year employment history verified by current/past employer. If a new job, will need letter from employer on business letterhead and supervisors contact information.
- Good two year rental history verified by current/past landlord. Verifiable by someone other than a family member or friends.
- Good credit history (no lower then 620) verified by credit report from MYSMARTMOVE.COM. Double deposit may be offered in lieu of NOT qualifying because of credit issues.
- Non smokers only.
- Proof of renters insurance.

## GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS.

- Invalid social security number, invalid drivers license or false information on application.
- Insufficient income and/or negative employment history.
- Negative rental history including: Eviction, late payment, returned bounced checks, balance owed to landlord, lease violations, landlord complaints, property damage.
- Negative credit history including: Repossession, eviction, foreclosure.
- No violent crimes will be approved.

In order to facilitate the application submittal and approval process involving multiple lease applicants, the following will be applied:

- All applicants will be notified of a multiple application situation.
- Landlord will be provided all processed applications for review.
- The decision of accepted lease applicant is made solely by the landlord.