



Required docs we will need:

- Recent 30 day pay stub
- Recent Bank Statement
- Copy of ID

PROSPECTIVE TENANT SCREENING CRITERIA

General info

We do not lease to:

- Applicants that have been evicted from other properties
- Applicants that owe other property owner/landlord monies
- Applicants that falsify information on their application

Employment

Prospective applicants must have:

- Minimum of 2.5 times the rent in monthly income
- Verifiable employment. Prefer that individual is in his/her current position for 2 years, but might accept a lesser duration based on other work history

Rental History

- Minimum of one year verifiable rental history. The owner might consider less than a year; however, it requires additional deposit.

Criminal

We do not accept applicants that have a criminal history. This includes and is not limited to a conviction of:

- Any felony. Even a felony that is plead to a misdemeanor
- Crimes against people or property
- Crimes involving the use, manufacture, sale, distribution of controlled substances
- Crimes involving solicitation or prostitution
- Gun Possession

However, it is the sole discretion of the property owner to quality or disqualify an applicant that has a minor offense on his/her record

Credit

- Must have at least 70% positive credit
- Cannot have any bankruptcies on report
- Cannot have any repossessions on report

Pets

We do not lease to anyone that owns inherently dangerous animals. This includes but is not limited to pit bulls, Rottweilers, Dobermans, and Chows. This is at the sole discretion of the property owner. Pets also cannot be over 75 lbs.

Acknowledgment

I have read and understand the tenant screening criteria. I understand that the criteria are set by the property owner and can change at any time without notice.

Applicant's Signature

Date

