

Landlord's Tenant Requirements & Qualifications

An application is required for each prospective adult occupant (18 years old and above). Each prospective tenant must:

1. Be a legal resident of the United States
2. Provide a completed application. Please make sure that it is as complete as possible.
We need previous addresses, employment history and all other information on the application. Applicant must provide a valid social security number and date of birth on the application. Please clearly print or type the application.
3. Provide a release to allow the landlord to check the credit and background of the applicant(s).
4. Provide the last three months of consecutive paycheck stubs for each adult with income to be considered to qualify for the lease. If one adult has enough income to qualify for the lease, the paycheck stubs of the other adults will not be required.
5. Provide a copy of a valid driver's license or state ID for each adult applicant (18 years or older).

CREDIT: Good Credit in Last 2 Years - Must show good history within the last 24 months.

Prospect will NOT be approved if:

- o Prospect has 1 or more accounts currently 30 days or more past due.
- o Prospect has more than 3 late payments within the last 12 months.
- o Prospect has any accounts gone into collection status within the last 24 months.

The credit score of the prospective tenant(s) should exceed 600. A credit score above 650 is preferred. A credit score less than 600 may require additional security deposit or payment of the last month's rent in advance.

*If a prospect offers written explanation for the reason for credit problems and their application & credit report "support" their explanation, and Landlord finds it an "acceptable" reason and it is "evident" they are "back on track"; Landlord **might** consider moving forward with the application.*

INCOME: Must be at a minimum of 3 **times the rent**. The last three months of consecutive paycheck stubs are required.

EMPLOYMENT: Minimum of 2 Year Steady Employment – Stability with evidence of long-term employment history. If prospect has a new job, their previous employment must have been over 1 year. Prospect must NOT have a history of changing jobs every year or less.

- Exception: a recent graduate and this is the first job out of college...(co-signer may be accepted)

RENTAL HISTORY: 2 Years of Verifiable Good History is a MUST – At least 2 years of good rental history with no more than 2 late payments within a year's time. Friends and family are not acceptable rental history sources. Broken leases, rental judgements and evictions will be grounds for automatic rejection of application. Prospective tenants that still owe money to a prior landlord will not be accepted.

SECURITY DEPOSIT: One full month's security deposited is required along with \$50 deposit for garage remote. After the lease has ended and the garage remote is returned the \$50 will be refunded. This is a separate deposit from the full month rent deposit. Both deposits are due before the lease starts.

CRIMINAL HISTORY: No Violent crimes will be approved. No crimes against a person or property will be approved. The tenant should not have any criminal background that would indicate the tenant may pose a danger to others, or to the property. All other crimes will be determined at Landlord's discretion by severity and length of time since crime committed.

PETS: No Pets are allowed on the premises for any duration of time. Presence of a pet found on the premises shall be grounds for termination of the lease or a fine of \$100 payable with the next month's rent at the discretion of the Landlord or his agents. Only small caged birds may be allowed but would require a non-refundable pet deposit in the amount of \$200.

*Section 8 or any other assistance programs are not accepted for payment.

Applicant Signature _____ Date _____

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