



**Tenant Qualifications from Landlord:**

**CREDIT: Good Credit in Last 18 Months:** Must show good credit history in the last 18 months. If applicant has more than 1 account “currently” 30 days or more “past due” or has a credit history with more than 4 late payments within the last 12 months, or any accounts that have gone into collection status (old transferrable collections to do not apply) within the last 18 months and remain unaddressed, applicant will not be approved.

*Exception: If prospect offers written explanation for the reason for credit problems and gives support for their explanation, along with verification they are back on track, application may still be considered.*

**EMPLOYMENT: Minimum of 1 Year Steady Employment:** Looking for stability with evidence of long-term employment. However, if applicant has a new job, their previous employment needs to have been longer than 1 year. Applicant must not have a history of changing jobs every year or less.

*Exception: Recent graduate from college and this is first job out of college.*

**RENTAL HISTORY: 2 Years of Verifiable Good History is a Must:** At least 2 years with no more than 2 times “late” rent payments within a year’s time. Does not have to be in the same place.

*Exception: If no previous tenant history such as a college graduate or living at home, a Co-signer may be acceptable.*

**Rental Judgment:** Any rental judgment on credit report may be grounds for rejection of application.

**INCOME: Monthly income must be 3 times the monthly rent**

**CRIMINAL HISTORY:** Any and all crimes will be viewed by Landlord and determined based on severity and length of time since crime committed.

**DOUBLE DEPOSIT:** A double deposit may be acceptable at the discretion of the Landlord in lieu of not qualifying.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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