

# Landlord's Tenant Qualifications

**CREDIT: Good Credit in last 18 months :** Past credit problems may be in the "distant" past..... but must show good history within the last 18 months..... if prospect has more than 1 account "currently" 30 days or more "past due"...or has a credit history with more than 4 Late Pays within the last 12 months... or any accounts gone into collection status (old transferred collections do not apply) within the last 18 months and remain unaddressed..... prospect will NOT be approved.

*Exception: If a prospect offers written explanation for the reason for credit problems and their application & credit report "support" their explanation and I find it an "acceptable" reason.... and it is "evident" they are "back on track"; I will consider moving forward with the application.*

**EMPLOYMENT: Minimum of "1 Year Steady Employment":** I'm looking for ... stability...with evidence of long term employment history. However.... If prospect has 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 from college 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.. with no more than 2 times "late" within a year's time... applicant doesn't have to live in the same location for 2 years... but at least 2 years somewhere other than with family/friends.... (the owner depends on the tenant "paying on time"...as they usually have a "mortgage payment" and can't afford late payments )...

*Exception: If applicant doesn't have "verifiable" rental history due to being in college..... (Co-Signer may be acceptable as a responsible Party ALONG with the college student.)*

**INCOME:** must be at a minimum of **3 times the rent-**

**\*\*\*\* ANY RENTAL JUDGEMENT present on the Credit Report; no matter how long ago, MAY be grounds for an automatic REJECTION of application.**

**CRIMINAL HISTORY:** No violent crimes will be approved. All other crimes will be determined at Landlord's discretion by severity and length of time since crime committed.

DOUBLE DEPOSIT may be offered at Landlords discretion in lieu of NOT Qualifying because of CREDIT Report Issues.

Applicant Signature \_\_\_\_\_

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