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Landlord Disclosure

Landlord's Tenant-Selection Criteria and Grounds for Denial

Lease application procedures have been affected by House Bill 3101. After January 1st, 2008, landlords must make available to lease applicants, a copy of the landlord's tenant-selection criteria and grounds for denial. These tenant-selection criteria need to be provided to the applicants and must be available upon request.

The criteria may include items such as rental history, employment history, criminal background, credit history, current income, etc. Failure to make this information available to potential tenants who are later denied could result in landlord's inability to retain any application fee or deposit.

The landlord requires the criteria listed below. Landlords must comply with state and federal Fair Housing Laws and not discriminate on the basis of race, color, national origin, religion, sex, familial status, or handicapped status.

- Minimum 2-year verifiable rental history, not to include any late pays, insufficient funds or evictions, (OR minimum 2- year verifiable mortgage payments not to include any late pays.)
- Minimum 2-year verifiable employment history. (OR self-employed applicants to provide 2 previous year's tax returns attested by a CPA, attorney or other tax professional.)
- Credit history not to include evictions, foreclosures (within last 5 years), bankruptcies (within last 5 years) and judgments for landlords regarding rent or property damages.
- Criminal background not to include any felony convictions.
- Current income to meet or exceed 3 times the monthly rent.
- _____
- _____

An application may be denied for failure to provide accurate or complete information on the application form.

Signing this acknowledgement indicates that you have had the opportunity to review the Landlord's Tenant Selection Criteria.

The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history.

If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

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Applicant Signature: _____ Date: _____