

### **Landlord – Tenant Rental Criteria and list of requirement documents**

All occupants 18 years of age and older must fill out an application.

- Copy of a valid photo ID
- Social security card
- Previous rental history - Provide a valid contact information allowing the landlord to verify the information provided by you on the Lease Application.
- The gross monthly income for all tenants should be 3 times the lease amount.
- Proof of income: Provide a valid contact information allowing the landlord to verify the information provided by you on the Lease Application.
  - 3 months of recent paystubs
  - For self-employed ,3 months of bank statement and two years of tax return
  - Other Income: Including Child Support, Social Security or other will require 3 months' worth of Bank statements showing deposits a letter from the court, Social Security or Financial Professional.

Landlord will verify your credit and if there is criminal history and will send you an invitation for background screening via [mysmartmove.com](https://mysmartmove.com)

### **Approval Criteria**

Applicant must have credit score above 650

Landlords prefer one family household.

### **The following items may have negative affect on your application approval:**

- Incomplete rental history
- Eviction
- Insufficient income
- Convicted sex offender
- Drug convictions.
- Credit score
- Domestic violence convictions
- Bankruptcy
- Offences against Landlords

**Fill up an application**

- Applicant should submit her / his information Including **e-mail address**
- Fill up the application (TAR 2003) ONLINE VIA DOT-LOOP
- Each applicant 18 years and older should fill up her / his own individual application.
- Please include copy of ID
- The Landlord **will not review handwritten application.**
- The landlord will review **only complete application**
- When fill up the application, **do not skip any field.**
- If not applicable, mark it **N/A**
- E-mail your supporting document as a **PDF file.**