

Landlord's Tenant Qualifications

CREDIT: Good Credit in last 18 months : Past credit problems acceptable in the "distant" past but must show good history within the last 18 mths. if prospect has **more** than 1 acct "currently" 30 days or more "past due" or has more than 4 Late Payments within the last 6 mths... or any accounts gone into collection (excluding transferred collections) within the last 12 months and remain unaddressed prospect will NOT be qualified for full approval but may qualify for a double deposit approval if employment, income and rental history are approved. *Exception: prospect offers written explanation for reason for credit problems and application & credit report "support" explanation and it is "acceptable" reason.. and show evidence" they are "back on track"; I may consider moving forward.*

EMPLOYMENT: Minimum of "1 Year Steady Employment": looking for stability in longer term employment. However... If a NEW job... previous employment must have been well OVER 1 year. *Exception: a recent graduate from college and this is the first employment out of college.... (Guarantor may be accepted)*

RENTAL HISTORY: 2 Years of "Verifiable" Good history is a "MUST": with no more than 2 times "late" within 1 year.. "Verifiable" rental history is somewhere/someone other than with family members or friends..

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

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

Married Couple: Primary provider; at least $\frac{3}{4}$ of qualifying income w/ partner income to reach amount. **Roommates situations: with history :** same as Married couple/ **without history:** One roommate MUST qualify wholly and will be primary and other is secondary leaseholder.

****** 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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