

# **Rental Criteria for Lease Home**

**All occupants above the age of 18 must fill out separate applications**

## **Credit Score:**

- Must be above 750, with a letter of explanation for any delinquent or non-satisfactory accounts
  - No delinquent or derogatory accounts with balance owed regarding previous rental
- Any applicant with collection accounts can be declined

## **Rental History:**

- 2 years consistent rental history preferred
- No evictions will be accepted
- No broken leases in the past 3 years. If there is a broken lease, restitution should be satisfied, and a letter of explanation attached to the lease application. Case by case basis.
- Previous Landlords will be contacted to verify rental history. Rent should not have been late more than once per year. The previous landlord needs to verify that there was no damage exceeding normal wear.

## **Employment:**

- Income requirements – 2 years on job, or steady without lapse, in previous line of work
- Income must be equal to or exceed 3 times the amount of rent
- Last 3 month's paycheck stubs and bank statements required
- If self-employed: business license, tax returns, bank records, and a list of client references are required

## **Criminal Background:**

- Determined on a case by case basis
  - Your application may be denied if you have had a conviction for any type of crime that would be considered a serious threat to real property or to other residents' peaceful enjoyment of the premises, including but not limited to any violent crimes or the manufacture or distribution of controlled substances.
- No Felonies will be accepted

## **Pets:**

- Pets will be approved on a case by case basis, please attach photos and medical records to the rental application
- No aggressive breeds
- Pending size and breed, pet interview may be required

**All tenants must provide proof of renters insurance, and utilities being turned on in their name prior to move in.**