

Landlord's Tenant & Rental Criteria

To be considered for approval, all adults (18 years or older) must **fully and legibly** complete a rental application. Do not include SSN on written application. If conditionally approved an invitation to complete the application on mysmartmove will be sent to applicant. Any omissions, errors, or falsifications may result in denial of an application or terminate the right to occupy the rental home. Together with the completed application we require a valid social security number, a copy of the driver's license or any other picture ID and a \$45.00 non-refundable processing fee.

All applications are subject to approval through an outside Application Processing Agency. All information obtained is kept confidential. Approval with additional deposit and denial are based on a review if the following criteria:

INCOME

Household income must be at least 3 times the monthly rent.

EMPLOYMENT

Applicant must be employed or provide proof of income. Each applicant must provide written proof of income such as check stubs (three most recent required), offer letter, most recent year's tax record or three most recent bank account statements within 24 hours of completing an application.

RESIDENT HISTORY

Any applicant with an eviction, a broken lease or owing another landlord money will result in a denial. If older than five years and the applicant has good rental history since, applicant will be considered with an additional deposit.

CREDIT HISTORY

A complete Credit history report from a credit bureau will be ordered. A minimum Fico score of 650 is required. If a lower credit score is considered a higher security deposit will be required. In case of a denial, we will NOT provide a copy of the credit report. A free copy can be obtained from the credit bureau.

CRIMINAL HISTORY

Criminal history will be checked. Any applicant with a record of a violent crime(s) will be automatically denied. This also includes any terrorism related convictions or charges. Any person convicted for crimes of a sexual nature, designated as a sexual predator/offender will not be accepted. Our decisions are based on the information provided by a third party verification services at the time of application. We are not responsible for inaccurate information obtained.

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