

LANDLORD RENTAL CRITERIA

- Gross Monthly Income must be 3 times the rental amount and verified by pay stubs/ bank statements.
- Good 2-year Employment History verified by current past employer.
- Good 2-year Rental History verified by current/past landlord.
- Credit score 580 or higher
- Criminal History verified by criminal report verified by 3rd party report.
- Driver License/ID
- Social Security Card
- Completed application from everyone over the age 18.
- Last 4 check stubs.
- Last 2 bank statements.

All completed applications are to be sent to the listing agent via email.

Grounds for Denial will result from the following on all applicants:

- Invalid Social Security number, invalid driver's license or false information on application.
- Insufficient income and/or negative employment history.
- Negative rental history including: eviction, late payments, returned/bounced checks.
- Negative credit history including repossession, eviction, foreclosure, bankruptcy.
- Any criminal history including misdemeanors, felonies, sex offenders, terrorist activity.

Prospective applicants who do not meet the credit or income selection criteria may be approved with additional security deposit or with an approved Guarantor.

- Landlord will be provided all processed applications for review.
- A processed application that is reviewed by landlord is not subject to refund.
- Once approved, you have 24 hours to pay the deposit.

The decision of accepted lease applicant is made solely by the landlord.

