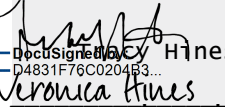
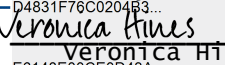


TENANT SELECTION CRITERIA

Tenant Notice of Eligibility Requirements and Landlord's Tenant Selection Criteria reflect grounds for which the rental application may be denied. Applicant denial includes failure to provide accurate or complete information on the application form and the following:

1. Criminal history – no Felonies allowed and misdemeanors on a case by case basis.
2. Credit –
 - a. Credit score must be greater than 650.
 - b. No late payments in last 6 months.
 - c. No outstanding evictions or judgments related to leases.
 - d. No broken leases in the past 2 years.
3. Rental history – agent will confirm prior history in renting including payments on time, adequate notice of termination of lease, maintenance of the property, etc.
4. Pets – picture required - case by case basis within the following guidelines:
 - a. NO AGGRESSIVE BREEDS (including but not limited to, Doberman, Mastiff, Rottweiler, Dogo, St. Bernard, Pitt Bull, Pitt Mix, Staffordshire Terrier, Great Dane, Chow Chow, German Shepherd, Caucasian Ovcharka).
 - b. No dogs less than 1 year old (vet records may be requested).
 - c. No more than two pets.
 - d. Cats or dogs ONLY
5. Monthly Income – must be 3X greater than rent per month with documented income (pay stubs).
6. Smoking – not allowed on the property.
7. Ability to pay – bank statements may be requested to verify funds available to pay security and pet (if applicable) deposit and 1st month's rent.

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DocuSigned by: Veronica Hines D4831F76C0204E3...	05/22/23 2:16 PM PDT
	
Veronica Hines E6148E00CE0D43A...	
Landlord/Property Management	Date

Tenant Applicants	Date
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Signing this acknowledgement indicates that you have had the opportunity to review the aforementioned Tenant Selection Criteria. If you do not meet the selection criteria or if you provide inaccurate or incomplete information your application may be rejected and your application fee will be completely forfeited.