

## **Tenant Selection Criteria**

### **Property Address: 2414 40<sup>th</sup> Street – Down**

#### **Application Requirements:**

- A completed and signed TAR Residential Lease Application from each person 18 years of age or older.
- A copy of Driver's License or state-issued Identification Card from each person 18 years of age or older.
- Once employment and rental history have been verified, each person 18 years of age or older must be willing to pay an application fee of \$45 to finish the screening process (credit check and criminal background check) through [www.mysmartmove.com](http://www.mysmartmove.com).
- If approved and accepted, one-year lease is required.
- All tenants must provide proof of renters' insurance, and utilities being turned on in their name prior to move in.

#### **Employment:**

- Income requirements – at least 3 times the amount of rent
- Last 3 month's paycheck stubs and/or bank statements required
- If self-employed: Tax returns from previous 2 years required

#### **Rental History:**

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

#### **Credit Score:**

- Must be above 600, with a letter of explanation for any delinquent or non-satisfactory accounts
- No delinquent or derogatory accounts with balance owed regarding previous lease

#### **Criminal Background:**

- No felonies within the last ten years will be accepted; all other felonies/convictions may be 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 the manufacture or distribution of controlled substances.

#### **Pets:**

- Pets will be approved on a case-by-case basis, please attach photos to the rental application.
- No more than 2 dogs.
- Dogs must be under 25 pounds each.
- No cats will be allowed.
- No dogs prohibited by landlord's insurance policy.
- Pending size and breed, pet interview may be required.