





& COMPANY REAL ESTATE LLC

All persons over the age of 18 will be required to complete an application (TAR-2003), provide copies of current DL, SS card and/or current work visa. All applicants must submit a credit report and criminal background check through [www.mysmartmove.com](http://www.mysmartmove.com) paid for by the prospective tenant(s).

**Resident Selection Criteria** – Consideration is given to, but is not limited by the following:

- Fair Housing: It is our policy not to discriminate against any person based on race, color, religion, sex, national origin, familial status or handicap status.
- Applicant Screening: We will take into consideration the credit, criminal, and eviction report. Any negative issues can result in a decline of the application.
- Income: Adequate income (3 to 3.5 times rent) is required. Must provide 2 months paystubs with year-to-date income figures. If self-employed, bank account information and your tax return will be used to substantiate adequate income.
- Employment: Consistent and verifiable employment is required - 12 months on the job or previous employment in the same kind of work.
- Rental History: 12 months valid and verifiable rental history. Negative rental history will impact the rental acceptance decision.

**Signature(s)**

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. 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 not be refunded.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date