

Tenant Criteria Requirements for Leasing

General Requirements:

- Completed rental application for each applicant 18 years or older.
 - Valid government-issued photo identification.
 - Application fee \$65 per applicant nonrefundable
 - Rental history with no evictions or broken leases.
 - Administrative fee of \$100 upon the acceptance of your application.
-

Income Requirements:

- Verifiable gross monthly income of at least 3 times the monthly rent.
 - Pay stubs from the last two months.
 - Tax returns or bank statements if self-employed.
 - Additional proof may be requested as needed.
-

Credit Requirements:

- Minimum credit score as determined by landlord.
 - Typically, scores below 600 may require additional security deposits.
 - No outstanding debts to utilities or prior landlords.
 - No recent bankruptcies (usually within the past 3-5 years).
-

Rental History:

- Positive references from previous landlords.
 - No evictions or broken leases within the past 5 years.
 - Rent payment history indicating timely payments.
-

Criminal Background:

- No convictions for violent crimes, sexual offenses, or drug-related activities.
 - Other criminal history will be evaluated on a case-by-case basis.
-

Pet Policy:

- Pets may be allowed based on property management's discretion.
 - Pet deposit and/or monthly fee may apply.

TENANTS REQUIREMENTS TO LEASE

- Some breeds or sizes of pets may be restricted.
- Proof of updated vaccinations and health records.

Additional Considerations:

- Maximum occupancy rules, based on property size and local regulations.
- Smoking policy: Many properties are non-smoking.
- Co-signers or guarantors may be accepted for applicants who do not meet all criteria but will be reviewed on a case-by-case basis.

Note: Discrimination based on race, color, national origin, religion, sex, familial status, or disability is illegal under the Fair Housing Act. All applications must be evaluated fairly and consistently.

Please keep in mind that individual landlords or property management companies may have additional criteria or slight variations to the above. Always check specific property guidelines before applying.

Signature of Applicant: _____ **Date:** _____

Signature of Applicant: _____ **Date:** _____

Signature of Applicant: _____ **Date:** _____

Signature of Applicant: _____ **Date:** _____