

APPLICANT ELIGIBILITY CRITERIA

1. At the time of application, the landlord *may accept or deny a tenant* based on the following grounds:

CRIMINAL RECORD

We will conduct background checks and look at records from the last 7 to 10 years, application may be denied if applicant is convicted of hard felony or fraud.

RENTAL HISTORY

We will check to ensure there are no broken leases or evictions in the last 7 to 10 years.

CURRENT INCOME

Ideally the applicant must earn at least 3 times the rent amount net take home pay.

CREDIT HISTORY

No extensive charge offs, collections and collections from previous residences. Below 650 credit score may require additional deposit.

APPLICATION FORM

Failure to provide accurate or complete information on the application form.

2. Signing this acknowledgment indicates that *you have had the opportunity to review the landlord's 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 not be refunded.
3. If the landlord rejects an applicant based on the above-mentioned points and has not provided the eligibility criteria at the very beginning, the landlord shall return the application fee and any application deposit.
4. If the landlord will be managing the property, the above information and documents might be shared with them if required.

APPLICANT SIGNATURE

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