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.
   Need to be at least 700 credit score.

   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. We do not accept outside background or credit reports and will perform our own background and credit check.

4. Application fee is non-refundable.

5. If the landlord will be managing the property, the above information and documents might be shared with them if required.

APPLICANT SIGNATURE   **APPLICANT SIGNATURE**