

Landlord's Rental Criteria

1. **Rental History:** 12 months of valid verifiable rental history (meaning a written lease or month to month agreement.) If rental history is less than 12 months then an increased deposit or cosigner may be requested. Timely mortgage payments are also acceptable.
2. **Employment:** A copy of your last 3 paycheck stubs reflecting your year-to-date earnings. If you are self-employed, retired or not employed we would need your last tax return or bank statements that provide proof of applicant's ability to pay.
3. **Income:** The gross monthly income for all tenants should be at least three (3) times the monthly rent.
4. **Residency:** We require a verifiable residence history for at least 3 years, whether you currently own or rent.
5. **Pets:** Not allowed
6. **No Smokers**
7. **Applicants may be denied** or required to pay an additional deposit for the following or similar reasons: insufficient verifiable income, excessively late rental payments, broken lease(s), property damages, and unpaid rent, over 4 occupants , credit score under 600.
8. **Credit Check/Criminal Check** will be conducted through www.mysmartmove.com. Application fees for all occupants over 18 will be submitted through mysmartmove. The credit inquiry will not impact your credit score. A link will be sent to applicant after the Landlord reviews the application. It is for this reason that each 18 year old applicant must submit a separate email address.
9. **Please Sign** the rental criteria and submit it with the application] _____

Applicant

Applicant

Landlord