

# Tenant Select Criteria

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## Credit

To determine satisfactory credit worthiness, we obtain a report from a credit-reporting agency. A bankruptcy must be discharged for at least two (2) years. We require a minimum credit score of 500.

2

## Income

Your Gross Monthly Income should be three (3) times the monthly rent amount or greater and verifiable.

Legally married couples and roommates may combine incomes.

3

## Proof of Income

Submit four (4) of your most recent pay stubs. If a new hire, submit on employer's company letterhead your hire date, gross monthly income and signature of Human Resources or Supervisor. If self-employed, provide the last two (2) year's tax returns or 1099's.

4

## Rental History

You must list your last two (2) landlord's information. You must give your current landlord a written Notice to Vacate to the prior processing of your application. Current and previous residencies must be verifiable, free of evictions, judgments, and unpaid rents. A previous breached lease may result in application denial.

5

## Criminal History

No one convicted of a violent or property crime, or any felony, will be approved.