

Applicant Qualification Criteria for Renting from Travis Abel & Associates Real Estate (PLEASE READ CAREFULLY)

Before completing an application, please review our list of criteria. If you feel you meet the criteria, please apply – because we would be happy to rent to you. Also if you have any questions or concerns, feel free to ask.

1. A completed and signed application from all proposed occupants 18 years of age and older must be submitted. ALL LINES MUST BE FILLED IN. Incorrect or misinformation will disqualify you as a prospective renter.
2. You must provide a photo I.D. – Driver’s license, State Issued ID, or Passport.
3. You must have a credit report that demonstrates a willingness to pay financial obligations in a timely fashion (or we require a FICO score of at least **615**).
4. You must have no records of eviction.
5. We require favorable responses from references and previous landlords.
6. Employment History and Sufficient Income: We require monthly income of **3.5 times** the amount of your monthly rent per applicant. Income must be verifiable through pay stubs, employer contact, or tax records. All other income, including self-employment must be verified through tax records.
7. Rental History must be verifiable from unbiased sources. If you’re related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords, your application may be declined, or we may require a qualified cosigner on your rental agreement. Qualified co-signers must meet all screening criteria plus make 3.5 times the amount of rent.
8. You will be denied if you have a conviction for any type of crime that would be considered a threat to real property or the ability of other residents to peacefully enjoy the premises.
9. A deposit equal to one month’s rent is required when signing a rental contract.
10. The first full month of rent, and prorated rent if any, is due on or before the Commencement Date.
11. We will accept the most qualified applicant.

12. Please note that all of our properties are smoke-free. **NO SMOKING INSIDE THE HOME OR GARAGE.**

13. **LANDLORD WILL ALLOW A PET AS LONG AS THE BREED IS NOT EXCLUDED ON THE LANDLORD'S PROPERTY INSURANCE POLICY.**

Required Information to Be Submitted With the Application

Please be sure the following four (4) items accompany your rental application:

1. Picture I.D. (Driver's license, Green Card or Passport)
2. Proof of Income: Current pay stubs or an official letter from your employer on company letterhead should be attached to the application. For self-employed, 1099 applicants, your last two years of tax returns are required. It is prohibited by law to photocopy a Military card, therefore they should not be accepted as a photo I.D.