

Tenant Qualifying Criteria

Prospective tenants must meet the following qualifying criteria to be considered when completing the rental application:

Credit: Minimum 600+. No broken leases, bankruptcies, evictions within last 5 years.

Income: Gross Income must be 3X the monthly rental amount and we must be able to verify. Provide 2 months pay stubs, If self employed provide bank statements for last 4 months and prior year tax return reflecting required income amounts.

Rental History: No broken leases last 5 years and must provide verifiable rental history for last 2 years. (not family member)

Criminal History: No past criminal history last 7 years. (misdemeanors case by case) Any criminal history beyond 7 years may be considered depending on severity and circumstances. (case by case basis).

Identification: **All** applicants must provide a legible copy of State/Govt. issued Photo I.D. and Social Security Card.

All persons 18yrs+ that will reside on property must submit application, qualify & be a leaseholder on lease.

Application Fee: \$50 per person non-refundable.

Monthly Rent: \$1700 Security Deposit: \$1700 Lease Term: 12 Months min.

If a prospective tenant meets above criteria and wishes to be considered, please send the paper application form along with required documentation as stated above. This will be screened by landlord and then if pre-qualifies a link from SMARTMOVE will be sent to prospective tenant to submit an Online Application, pay fees, and continue process. By completing application applicant consents to a full screening of credit report/check, background check, etc. Property will remain on the market and landlord may continue to show property to other prospects and accept another offer until a written agreement has been executed.

Additional property info: No Smoking, No Pets .