

Tenant Selection Criteria

1. No evictions.
2. No Section 8 (government payment of the lease).
3. Income must be at least 3 times the monthly rent.
4. Proof of income.
5. Rental insurance required with value of at least \$100,000.
6. Credit score of 650 and above.
7. NO smoking in house, garage or on the property.
8. Pets:
 - a) Case by case at the discretion of the landlord.
 - b) No aggressive breeds allowed.
 - c) Must be house broken.
 - d) Video may be requested.
 - e) Refundable and Non-Refundable pet deposit will be required (per pet).
 - f) 2 pet max.
9. Rent due on the 1st day of the month and late on the 3rd day of the month. There will be a late fee on the 3rd day and an additional fee every day until the rent is paid in full.

10. Security deposit equals 1 month's rent unless there are extenuating circumstances.
11. No Subletting is allowed.
12. Repairs: The tenant will pay the hired contractor that is selected by the landlord the first \$150 and the landlord will pay the remainder.
13. Landlord will access to the home quarterly to change out the HVAC filters and check AC drain lines. Reasonable notification will be provided to the tenant.