

## Tenant Selection Criteria and Requirements for 1009 W 7th ½ Street

Anyone occupying the property that is eighteen (18) years of age or older must submit an application, submit copies of photo identification. Application fee of \$50 per applicant will be paid through mysmartmove.com once initial application is accepted.

- Income: The net monthly income for all tenants combined should be at least 3 times the monthly rental amount. Must submit three months of bank statements and/or three paystubs to verify the income.
- Employment: We require verifiable employment history for at least the past two (2) years' W2. If you are self-employed, we can accept signed tax returns (2 years minimum). If military, we need a current copy of your LES.
- Residency: We require verifiable residence history for at least two (2) years whether you currently own or rent. We will contact the landlord to verify the rental history as well. No Evictions history allowed.
- Credit History: The landlord will obtain a copy of your credit report through mysmartmove.com . You cannot provide this to us. No judgements related to rental history. Tax Liens, unpaid child support, etc
- Required Credit score: Minimum 620 or higher
- Criminal and Sex Offender Database History: We will check for inclusion in these databases. No felony convictions, No criminal history.
- Pets: The landlord does consider the pets, case by case basis. Must be approved by the landlord. Please provide details such as number of animals, breed, age and recent rabies vaccination records. Max 2 dogs allowed.

### **Summary:**

Rent Price: \$2400

Deposit (Refundable): \$2400

Pet Deposit (Refundable): \$250 per pet

Pet Fee (Non-Refundable): \$250 per pet

Please submit the following:

- TAR standard application
- 3 most recent paystubs if W2 employee or 3 most recent bank deposit statements if self employed
- Photo ID
- Pet Information if applicable

This listing transaction abides by all applicable Fair Housing laws and regulations.

