

# Applicant Qualification Criteria

Before filling out an application, please review the list of criteria below. Please let us know if you have any questions.

1. A completed and signed application from all proposed occupants over the age of 18 must be submitted. ALL LINES MUST BE FILLED IN. Incorrect or misinformation may disqualify you as a prospective renter.
2. A **\$29.95** screening fee will be required for the purpose of running credit and eviction reports - required for each application.
3. You must provide a valid and up to date photo I.D. (Driver's license or state issued ID card) **AND** social security card. (**Note: Military cards are not accepted**).
4. You must have a credit report that demonstrates a willingness to pay financial obligations in a timely fashion and a FICO score of 580 or above.
5. You must have no records of eviction
6. Favorable responses from references and previous landlords are required.
7. Employment history and sufficient income: **A monthly income of 3 times the monthly rent is required.** All income must be verifiable through pay stubs, employer contact, or tax records.
8. 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 may require a qualified co-signer on your rental agreement. Qualified co-signers must meet all screening criteria and have a monthly income of three times the amount of monthly rent.
9. You will be denied if you have a conviction for any type of crime that would be considered a threat to real property or to the ability of other residents to peacefully enjoy the premises.
10. Please note that all properties are smoke-free. Tenants must smoke outdoors or in a designated area as requested by the landlord.

## Required information to be submitted with each

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

1. Valid picture I.D. (Drivers 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