

Landlord Rental Criteria

1. Applications must be fully completed from all persons over 18 years or older that will occupy the property. The fee for each applicant is \$45.
2. Credit History: Landlord will obtain a MySmartMove report, Landlord's decision to lease the Property to you may be based upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified.
3. Current Income: Landlord requires at least a credit score of 700, tenant must document at least 2 times the rent as their monthly income. The tenant applicant must provide at least 2 month(s) of recent paystubs. If self-employed, Landlord will require 3 months of bank statements and 1 year of tax returns.
4. Previous Rental History: Landlord will verify previous rental history using the information provided on the Lease Application.
5. Other Income: Including Child Support, Social Security or other, will require 3 months' worth of Bank statements showing deposits a letter from the court, Social Security or Financial Professional.
6. Landlord requires a clear and readable copy of Driver's License for each Applicant 18 years or older.
7. Failure to Provide Accurate Information in Application: Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.
8. Criminal History: Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.