

Tenant Selection Criteria
Property Address: 400 Hidden Oaks

RENT: \$1050 per month, deposit \$1050, Pet Fee \$500

Application Requirements:

- A completed and signed TAR Residential Lease Application from each person 18 years of age or older.
- A copy of Driver's License or state-issued Identification Card from each person 18 years of age or older.
- Once employment and rental history have been verified, each person 18 years of age or older must be willing to pay an application fee of \$45 to finish the screening process (credit check and criminal background check) through www.mysmartmove.com.
- If approved and accepted, one-year lease is required.
- All tenants must provide proof of renters' insurance, and utilities being turned on in their name prior to move in.
- Landlord may utilize Rentspree.com for application and screening process which will allow the application and screening to be done at one time.

Employment:

- Income requirements - at least 3 times the amount of rent
- Last 2 month's paycheck stubs and/or bank statements required
- If self-employed: Tax returns from previous 2 years required

Rental History:

- 2 years consistent rental history preferred
- No evictions will be accepted
- No broken leases in the past 3 years. If there is a broken lease, restitution should be satisfied, and a letter of explanation attached to lease application
- Previous Landlords will be contacted to verify rental history. Rent should not have been late more than twice per year. The previous landlord needs to verify that there was no damage exceeding normal wear.

Credit Score:

- Must be above 600, with a letter of explanation for any delinquent or non-satisfactory accounts
- No delinquent or derogatory accounts with balance owed regarding previous lease

Criminal Background:

- No felonies within the last ten years will be accepted; all other felonies/convictions may be determined on a case by case basis.
- Your application may be denied if you have had a conviction for any type of crime that would be considered a serious threat to real property or to other residents' peaceful enjoyment of the premises, including the manufacture or distribution of controlled substances.

Pets:

- Pets will be approved on a case by case basis, please attach photos to the rental application
- No aggressive breeds
- Pending size and breed, pet interview may be required