

Tenant Selection Criteria

****Please be aware that the property will remain on the market until a lease has been executed by BOTH parties and a security deposit has been received. ****

1. Application(s)

All potential tenants, 18 years of age or older, must complete an application. A complete application must be submitted.

- A copy of driver's license or valid ID.
- A copy of the last three months of paychecks. If self-employed, applicants must show a copy of the last two years of IRS tax returns **and** banks statements for the past 12 months.
- The application must be filled out in its entirety. No blanks, please use n/a when necessary.

2. Required Income

- Monthly income must equal to or exceed 3 times the monthly rent.
- If there is more than one applicant, at least one of the applicants must meet the income requirement.
- Incomes may not be combined, apart from married couples. Proof of marriage must be provided, if the income needs to be combined to meet the required monthly amount.
- If employment/ self-employment is insufficient, proof of other income must be provided and/or a qualifying guarantor is required. An additional deposit may also be required.

3. Background/ Credit Check

- Each applicant, as well as any guarantor which may be required, must pay a fee to www.mysmartmove.com for credit and background checks. This will be initiated by landlords or their agent during the application process.

4. Reasons for Denial of Application or Need for Additional Advanced Payments

- If applicant is unemployed or does not meet the income requirements, the application will be denied.
- Applicant will be denied if landlord is unable to verify income or employment status.
- Outstanding bad debts being reported on credit check may result in the denial or require additional deposits, rent paid in advance and/or a qualifying guarantor.
- Excessive collections reported on credit check may result in denial.
- Outstanding debt to a property management company or landlord may result in denial.

- Non-discharged bankruptcy will result in a denial. After a discharged bankruptcy, applicant must show 1 year of positive established credit.
- Making false statements on the application.
- Application will be automatically denied for the following:
 - A felony offense within the last 15 years.
 - Has had a criminal conviction in less than 10 years.
 - Has had a criminal conviction that was physical or violent in nature against a person or property.
 - Is a multiple offender.
 - Is a sex offender.
 - Has a previous eviction.

The following factors in rental history will be considered in denying an application or changing the offer terms.

- Having been sent a 3-day letter to vacate.
- Giving insufficient funds. (Checks)
- Previous past due rent or other charges outstanding to property management company or landlord.
- Previous property damage.
- Failure to give a proper 30-day notice.
- Breach of lease.
- Excessive noise complaints.

5. Animals

- Pets are not allowed. **Verified** service animals are not subject to restriction.

6. Smoking Policy

- There is no smoking allowed inside of the dwelling, including the garage.