

Resident Selection Criteria
Sweet Tea Property
Criteria for Rental – 7314 Misty Morning

Equal Housing – We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, sexual orientation, or national origin and will comply with state and federal fair housing and antidiscrimination laws.

Occupancy Standard – A maximum of two (2) persons per bedroom are allowed.

Age – Lease holder(s) must be 18 years or older, unless head of household, Military under the age of 18 years, or a minor that has been emancipated. All occupants 18 years or older are required to complete an application, even if living with parent or guardian.

Income – Gross monthly income of all lease holder(s) must equal 3 times the monthly rental amount. All income must be verifiable. Income does not include allowance from parents, scholarships, or study subsidies.

Employment – Applicant must 1) be employed with current employer for at least 6 months; or 2) be currently employed with at least 24-months employment with previous employer; or 3) be receiving retirement benefits, or any other verifiable and consistent income. Inability to meet these criteria may require additional security deposit and/or last month's rent, or denial.

Self-Employment – Must provide the previous year's personal income tax return and the previous two months personal bank statements as evidence of sufficient income. Persons whose jobs are commission only or base salary plus commission, tips, or bonuses are considered self-employed.

Rental History – Previous rental history will be reviewed, and no negative rental history will be accepted. **Two residential references required including most recent, all will be contacted.** Negative rental history is determined by:

- Failure to pay rent timely.
- Evictions filed within the last three years; prior evictions may result in an automatic denial of your application.
- Damages in amounts exceeding \$1,000.
- Repeated disturbances not related to circumstances protected under Victims of Abuse Women's Act.
- Prior management references describing reports of drug dealing or manufacturing, gambling, or prostitution on the premises.
- Applicant may be denied for an outstanding debt or judgment to any prior landlord.

Credit – Credit Scores below 520 or no credit history may result in the requirement of an additional deposit or denial.

Criminal, Sex Offense, and Terrorist Database Check: We will check these databases for all occupants over 18. We do not rent to any person convicted of violent crimes against persons or property; prostitution; domestic violence; involving the possession of weapons; or the manufacture or distribution of illegal substances. All are grounds for denial of an application. Criminal offenses will be evaluated based on type of offence, how long ago you were convicted, your age at the time of offense, evidence of rehabilitation, and any other information you would like us to consider. Please provide details in writing along with any other supporting documentation you would like us to consider.

Renter's Insurance – Landlord recommends that residents obtain renter's insurance for casualties such as fire, flood, water damage, theft, and general liability (including dog liability as applicable). Renter's insurance should have a minimum of \$100,000 of liability coverage with Landlord identified as an Additional Insured (or other appropriate designation as available). Applicant's with dogs are REQUIRED to have renter's insurance and are REQUIRED to list the landlord as an "additionally insured" person.

Animals –A maximum of 2 pet(s) are permitted on the property. Dogs whose breed or dominant breed weight exceeds 50 pounds at maturity are not accepted. The following breeds or partial breeds are not permitted: Rottweilers, Pit Bulls, Akitas, Dobermans, Chows, German Shepherds, and Australian Shepherds. Exotic animals and reptiles are not accepted. Additional restrictions may apply. For each pet, a one-time \$300 non-refundable pet fee and monthly \$30 pet rent will be assessed. All animals must be photographed by management.

Assistance Animals- Assistance Animals are allowed and not considered pets. The need for the assistance animal will need to be verified by a reliable third party with forms provided by management. that the locator services are independent contractors and are not our employee or agents, even though they may initially process rental applications and fill out lease forms. You should require any locator services you use to furnish you their own privacy policies.
