

Tenant Screening Criteria & Application Process



How it works

All applicants over 18 years of age are required to submit a rental complete lease application, authorize a credit & background check, and pay a \$50 application fee.

The landlord will review in the order received. If conditionally approved, the tenant(s) will receive a MySmartMove link invitation to submit a credit and background check report.

Completed application includes:

- Drivers license for all tenants over 18 years of age
- Completed TAR application
- Two months pay stubs or six months of bank statements

Screening Requirements:

- 600+ credit score
- Gross monthly income of 3x the monthly rent
- No evictions or broken leases in the last five years

Upon Application Approval:

- Lease to be signed within 24 hours
- Deposit paid in order to secure the home
- First month's rent & copy of Renter's Insurance due prior to obtaining keys