Precision Realty & Management, LLC

TENANT SELECTION CRITERIA

It is the policy of Precision Realty & Management, LLC to evaluate each lease application on the following basis:

- <u>Personal Requirements</u> Applicants must be 18 years old or older. Each prospective <u>resident</u> who is 18 years old or older must submit a separate application. Co-signers are not accepted.
- Occupancy Standards Maximum bedroom occupancy is two persons per bedroom.
- <u>Identification</u> We require clear, color copies of picture identification, such as driver's licenses or passports, and Social Security cards for all residents 18 years old and older.
- <u>Credit History</u> We must check credit history. We use an income-to-debt ratio and look for any broken leases, evictions, bankruptcies, foreclosures, or monies owed to previous landlords. We require that bankruptcies be discharged or dismissed. Any monies owed to previous landlords must be paid, or arrangements must be made to pay (and be verifiable).
- <u>Criminal History</u> We must check criminal history and do not accept applicants with active felony charges or felony convictions. We also do not accept applicants with certain misdemeanors (such as criminal mischief, theft by check, family violence, or drug-related offenses).
- <u>Current Income</u> We must be able to verify current monthly income, and the joint gross monthly income of all <u>tenants</u> must be three times the market rent of the property.
- Employment Verifications If an applicant has an employer, we must speak to a supervisory person who can verify income, position, and length of employment or speak to the supervisor and receive the three most recent paycheck stubs (which must show Y-T-D income). If an individual is self-employed, we require copies of the two most recent tax returns. We do not consider child support. Government or company retirement benefits must be verifiable through a copy of an annual statement of benefits.
- Rental History We must receive verification of a good rental record from the most recent landlord. This includes timely payment history, good maintenance record, and proper notification. We may require rental verification from prior landlords.
- <u>Inaccurate/Incomplete Information</u> Any inaccurate or incomplete information on the lease application will result in a denial of the application.
- Nondiscrimination Our company will not discriminate against any person based on race, color, religion, sex, national origin, familial status, or handicap.

These criteria are being pa	rovided in reference to the	Property located at the following ac	idress:
			_(Street Address)
			_(City, State, Zip)
the information you provi- (including, but not limited	de, Landlord may deny yo to, requiring a co-signer of other applicant). If your a	enant Selection Criteria are being professional be basing the decision to lease the sur application or may take other advocation the lease, requiring an additional application is denied or another adverse will be notified.	Property to you. Based on verse actions against you
CRITERIA MAY INCLUDE RENTAL HISTORY. IF YO	FACTORS SUCH AS CRI DU DO NOT MEET THE SE	HAT YOU HAVE HAD THE OPPORT ANT SELECTION CRITERIA. THE T MINAL HISTORY, CREDIT HISTORY LECTION CRITERIA, OR IF YOU PR N MAY BE REJECTED AND YOUR A	ENANT SELECTION 7, CURRENT INCOME, AND
ADDENDUM TO TENAL	NT SELECTION CRITER	<u>JA</u>	
Are you or is anyone who	will reside at the property	a current illegal abuser or addict of	a controlled substance?
	ho will reside at the prope	rty ever been convicted of the illega	
Prospective tenant	Date	Agent of Owner	Date
Prospective tenant	Date		