

Resident Selection Criteria

General Requirements;

- Combined gross monthly household income of at least 3X monthly rent.
- 630+ credit score preferred, overall satisfactory credit history, and no evictions, no landlord collections.
- Satisfactory rental history.
- No criminal history. All applicants over the age of 18 are subject to criminal records verification. An applicant will be declined if they have been convicted, indicted or arraigned of a felony or are/were subject to deferred adjudication for a felony. In addition any applicant over the age of 18 may be declined if they have a serious misdemeanor charge including, but not limited to; possession of an illegal substance, drug sale/manufacture, moral turpitude 3 and any violent crime against a person. Convictions involving weapons will be considered violent. Please remember that all information is provided and verified by a third party vendor.

Please submit following complete documentation to rosariorealtor2@gmail.com. Priority will be given to complete files.

1. Residential Lease Application (TAR-2003) filled out in its entirety for each tenant/occupant over the age of 18.
2. A copy of each applicant's government issued ID
3. All income verification documents.

For **W-2 Employees**:

- Last 3 paycheck stubs for each occupant who will be financially responsible for the lease.
- Last W-2

Employment history will be verified.

For **Self-employed applicants**

- **Previous year's tax returns and 1099**
- **last 3-months' bank statements,**
- **verification of sufficient cash on hand.**

Self-employed applicants with less than 12-months of self-employed experience or unsatisfactory documentation may require additional income verification documents at Landlords discretion.

Additional/Information: Roommates or Co-Applicants: Each resident that signs the lease is fully, jointly and solely responsible for the rental payment and each must complete an application, pay an application fee and execute the lease.

OTHER FACTORS THAT MAY RESULT IN DENIAL

- Any felony conviction may result in a denial.
- If there is a criminal conviction, they may be denied.
- If the criminal offense was of a physical or violent nature against either person or property, the applicant will be denied.
- Multiple offenders will be denied regardless of what the credit and rental history shows.
- Any collection filed by a property management company will result in denial, unless paid.
- Any unlawful detainer action or eviction within the past five years will result in denial.

APPLICATIONS WILL NOT BE CONSIDERED UNTIL ALL THE REQUIRED DOCUMENTATION IS SUBMITTED. APPLICATIONS ARE PROCESSED AS RECEIVED, AND COMPLETE SUBMISSIONS ARE GIVEN PRIORITY.

Once the landlord's review of the applications and documents are received, all **applicants over 18 will receive an email invitation to complete the credit, background and eviction check and pay \$55 application fee by the credit verification provider and is non-refundable.** (each applicant must have a individual valid email address)

- **Security deposits are due within 24-hours of approval. Instructions will be provided.**

Time is of the essence, and if not received within that time frame Landlord can considered that it won't be provided and accept another application without notice to the applicant.

A receipt will be issued, and the **lease agreement will be sent out for signatures.**

- **First month's rent is due before move-in day and instructions for the check and deposits will be provided.**

Upon final approval by landlord, the Listing Agent will complete the Residential Lease Agreement.

The applicant(s) will have 24-hours from receipt of the residential lease and addenda to submit the signed documents back to the listing agent. If applicant(s) fails to return the lease or submit any deposit(s) in the required timeframe, the landlords offer will expire. TIME IS OF THE ESSENCE

Signing this acknowledgment indicates that you have had the opportunity to review our Resident Selection Criteria. The Resident Selection Criteria may include factors such as criminal history, current income, and rental history. If you do not meet the selection criteria or if you provide inaccurate information or incomplete information, your application may be rejected. Your application fee is non-refundable. These are our current rental criterion. Nothing contained in

these requirements shall constitute a guarantee or representation by us that all residents and occupants have met these requirements. Ability to verify this information made available by the agencies and services used.

Applicant Signature

Date

Applicant Signature

Date