

Next Door Realty

Prospective Tenant Screening Criteria

If you wish to apply as a tenant, you must be 18 years of age or older, pay a non-refundable application fee of \$50.00 and provide a copy of a government-issued photo-ID.

Income Criteria

- Your gross monthly income must be 3 times the gross monthly rental amount.
- Employment must be verifiable for the past two years.
- Copy of a signed tax return, paycheck stubs, W-2 or other documents to prove your ability to pay rent must be provided.
- Copy of Leave and Earnings Statement (LES) if you are a military member.
- Credit scores below 525 may require additional Security Deposits.
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Residency and Background Criteria

- Valid residency history for the past two years must be verifiable. IE: Name and phone number of Landlord and copy of Lease Agreement may be required. We do not accept rental history of applicant(s) living with family members or friends.
- We will obtain a copy of your national criminal and credit history.
- No more than two occupants per bedroom. (Example: 5 occupants would require a minimum of a three bedroom dwelling. Four occupants would be acceptable for a two bedroom dwelling)

Pets

- Cats and or dogs are accepted on a case-by-case basis. No inherently dangerous animals or any animal that has a history of biting or attacking humans. This includes but is not limited to venomous snakes, Pit Bulls, Rottweilers, Dobermans, Husky, Alaskan Malamute, Great Dane, St Bernard, Akita, Wolf Hybrids, Chows or any crosses of these dogs.

Reasons for application denial

- Application with false, inaccurate, or incomplete information.
- Litigations involving rental residency or past evictions.
- Tax liens, unpaid child support.
- Bankruptcy
- Felonies
- Physical crimes, violent crimes, domestic crimes, or sex offenses.
- Presence on sex offender database or terrorist database.

Signing this acknowledgment indicates that you have reviewed this Landlord's Selection Criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded.

I have read and understand the tenant screening criteria. I understand the criteria are set by the property owner and can change at any time without notice.

Applicant signature

Date

