

TENANT SELECTION CRITERIA

BLUE WILLOW PROPERTIES

1. **Income:** On most of our properties, the gross monthly income for all tenants should be at least three (3) times the monthly rent amount.
2. **Employment:** We require verifiable employment history for at least the past three (3) years. If you are self-employed, retired, or not employed, we can accept such documents as signed tax returns (2 years minimum), W-2's, bank statements, paycheck stubs, etc. that provide proof of applicant's ability to pay the rent. If military, we need a current copy of your LES.
3. **Residency:** We require verifiable residence history for at least three (3) years whether you currently own or rent.
4. **Credit History:** We will obtain a copy of your credit report. You cannot provide this to us, we will obtain this ourselves.
5. **Criminal, Sex Offense, and Terrorist Database History:** We will check for inclusion in these databases. Occupancy: The total number of tenants and occupants may not exceed two (2) persons per bedroom.
6. **Pets:** Case by case basis
7. **Smoking:** Not allowed
8. **Applicants will be denied for the following or similar reasons:** False, inaccurate, or incomplete applications; credit scores, evictions, judgments related to rental residency, tax liens, unpaid child support; current bankruptcy proceedings; felony convictions and out of prison or jail less than 5 years, multiple felonies, physical or violent crimes, domestic violence, sex offenses; and/or appearance on any sexual offense or terrorist database.
9. **Applicants may be denied or required to pay additional deposit or rent for the following or similar reasons:** insufficient verifiable income, excessive late or NSF rent payments, broken leases, property damages, unpaid rent, mortgage not current, foreclosures, credit scores or no credit score, excessive credit collection balances, slow pays, drug related offenses, etc.

APPLICANT 1 _____

APPLICANT 2 _____

APPLICANT 3 _____