Coola Properties Screening Criteria

10117 Brookshore Ln, Applicant Checklist

We want you to be prepared to have a smooth application process, please ensure you meet all of these requirements.

☐ **1. WILL SUBMIT RENT PAYMENTS ON TIME, EVERY TIME:**

- All Applicants are required to have verifiable consistent monthly income of 3X the rent

- Applicant has a history of paying rent on time.

- Minimum Credit Score of 650

- Applicant has not been taken to collections for non-payment of rent

- Applicant has stable verifiable employment

- Applicant has a positive rental history

- Applicant does not have any outstanding debts or collections

☐ **2. WILL FOLLOW LEASE TERMS AND PROPERTY RULES:**

- Applicant does not have any criminal convictions for crimes considered harmful to people or property

- Applicant does not have a history of noise complaints

- Applicant does not have a history of lease violations or evictions

- Applicant's rental references would rent to applicant again

- Applicant does not falsify any application information

- Applicant has demonstrated responsibility by paying bills on time.

☐ **3. WILL MAINTAIN THE PROPERTY AND NOT CAUSE PROPERTY DAMAGE BEYOND NORMAL WEAR AND TEAR:**

- The applicant reported maintenance issues immediately

- Applicant did not cause damage in excess of the security deposit

Please keep in mind the application fee is non-refundable and feel free to reach out if you have any questions.

4. **ADDITIONAL DETAILS:**

- One month security deposit ($2450)
- Application required for each adult on Avail or Zillow
- $300 non-refundable pet fee, $50/Mo. per pet rent
- Tenant paid utilities
- Appliances included