

Dear Prospective Tenant:

We are pleased that you are interested in leasing one of our homes. The decision to approve your application is entirely up to the Landlord of the Property in which you are applying for. Below are the guidelines and requirements of our qualifying criteria so that we may make a recommendation to the Landlord based upon the following factors:

1) Complete the Lease Credit Application:

Applicants must be 18 years of age. All occupants 18 years of age or older must complete a Lease Credit Application, pay all Application Fees (\$35 per person over 18) and are required to be on the lease as a resident.

2) Security Deposit and Application Fees:

An application fee of \$35 per person over 18 (personal check, money order or Cashier's Check) is required at the time the application is submitted. A Security Deposit in certified funds (Cashier's Check, Money Order or Wire Transfer ONLY) is recommended at the time of application. The security deposit is not required, but is recommended to strengthen you application. *Wire Transfer will require a \$10 processing fee*

3) Pet Deposit:

If the owner permits a pet, an additional security deposit is required per the Landlords discretion. Pets are always case by case.

4) Income:

Income must be at least three times the amount of rent. Two recent paystubs or if you're self employed or retired we require a copy of your prior year tax return, W2 or bank statement.

5) Photo I.D.:

All applicants must provide a legible copy of their driver's license or other approved photo I.D.

6) Employment:
requirement

A minimum of two years of employment history is required. A fulltime student that does not meet this requirement will require a co-signer. The co-signer for any applicant must meet all qualifying criteria.

7) Rental History:

A minimum of two years of rental history is required. (Living in a property that is owned by a relative does not constitute a tenant/Landlord relationship for rental verification purposes) Owning your previous residence can take place of rental history. Occupancy has to be verifiable.

8) Credit:

A Credit Report must be processed for each applicant.

Qualifying Criteria (based on prior two years)

Credit Issues past 24 months	Deposit Required
Foreclosure	Double Security Deposit (equal to 2x's the monthly rent)
Petitioned or Dismissed Bankruptcy	Double Security Deposit
Broken lease or negative rental history	Double Security Deposit
More than 50% negative credit	Double Security Deposit
50% negative credit AND 50% positive credit with good rental	½ Additional Security Deposit
More than 50% POSITIVE credit with good rental	Single Security Deposit
Good Rental with no credit or lack of credit	Co-Singer or ½ Additional Security Deposit
No rental and no credit	Double Security Deposit or ½ Additional Security Deposit with Co-Signer

10) Automatic Decline:

Applicants will be automatically declined for the following:
- Anyone having been evicted by a prior landlord for cause
-Falsification of application
-Invalid Social Security number
-Failure to pay Application Fee
-Any Application that has not been fully completed, including all pages signed.

11) Property Acceptance:

Prospective tenant(s) are accepting the property in an as is condition. Requests for changes to the property must be submitted in writing with the application

12) Signature:

By signing this you have reviewed the Qualifying Criteria and understand that this is the basis of how the results of your application will be determined

Prospective Tenant Signature

Date

Prospective Tenant Signature

Date