

TENANT SCREENING AND RENTAL CRITERIA

Fair Housing Statement: We are a fair housing provider. We do not discriminate against persons on the basis of race, color, religion, national origin, sex, familial status, disability, creed, marital status, public assistance, ancestry, and sexual or affectional orientation.

Application Fees There is a \$5.00 Non-Refundable application fee per adult living in the home.

Application Requirements Your application must be filled out completely and accurately. An incomplete application may be rejected. Any misstatements or omissions made on your application may be grounds for denial or termination of the lease. If information given on the application cannot be verified, this is a reason for denial. All information must be legible and verifiable.

Identification and Application Process Every Person 18 and over that will reside in the property must fill out an application and provide a government-issued photo ID.

Housing History Applicants must have a positive rental history. The refusal of a prior landlord to give a reference or a negative reference may be grounds for denial. Unlawful detainers or evictions may be a basis for denial if less than 5 years old. A foreclosure or short sale of a home is not an automatic denial.

Credit A positive credit history with a minimum score of 600 is required. High debt, past debt, outstanding debt, third party collections, and judgments may be a reason for denial.

Criminal History Application will not be approved if applicant has a felonious criminal history involving violence and/or sexual assault.

Income/Employment History You must be able to show gross income that is 3 times the monthly amount of rent to qualify. To be counted as household income, amounts must be verifiable. Unemployment will not qualify.

You may be required to provide your last 2 month check stubs, bank statements or last year's tax returns.

Occupancy The maximum number of residents equals two persons per bedroom. In certain counties or cities, there are requirements for no more than 2 unrelated adults living in the same house. We adhere to the stricter rule.

Smoking Policy There is absolutely no smoking allowed inside any properties.

Pet Policy If the homeowner allows pets, there is a \$300.00 Non- Refundable Pet fee Per Pet with approval. A monthly pet rent per pet may apply. No more than 2 pets, must be less than 45 lbs and non-aggressive. Must be house broken.

Alternative Criteria If you do not meet all of the above criteria, your application may be reconsidered with other options such as a co-signer and/or additional deposit.