



TENANT SELECTION CRITERIA and APPLICANT REQUIREMENTS

Anyone occupying the property who is eighteen (18) years of age or older must fill out an online application and submit a \$60, non-refundable, application fee. All applications are filled out and submitted via link provided by the property management company or via the MLS. The following Tenant Selection Criteria information is the first part of that process and **MUST** be read and agreed to before ANY processing will begin. Payments are collected electronically as part of the application process. While each client we represent may have slightly different criteria, our normal acceptable applicant will need to meet the requirements below. If you do not meet these minimum requirements, you should contact us before submitting your application to discuss your situation:

- 1) **Income:** On most of our properties, the gross verifiable 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. Landlord may consider other source but not guaranteed.
- 5) **Criminal, Sex Offense, and Terrorist Database History:** We will check for inclusion in these databases.
- 6) **Occupancy:** The total number of tenants and occupants may not exceed two (2) persons per bedroom.



- 7) **Pets and Animals:** Pet policies and deposits vary from home to home so please contact us to determine the pet policy for this home. Most homes are limited to the number and size of pets. None of our homes permit dog types that may have violent tendencies, including but not limited to: Pit Bulls, Staffordshire Terriers, Dobermans, Rottweilers, Chows, German Shepherds, or any similar breed or mixed breed.
- 8) **Applicants may be denied for the following or similar reasons:** False, inaccurate, or incomplete applications; low credit scores, unresolved 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, too high debt to income ratio, excessive late or NSF rent payments, broken leases, unresolved property damages, unpaid rent, mortgage not current, foreclosures, low credit scores or no credit score, excessive credit collection balances, slow pays, drug related offenses, etc.

ACCEPTANCE AND MOVE IN PROCEDURES

- 1) **Acceptance Window:** We can normally verify and make an acceptance decision within three (3) business days of receipt PROVIDED ALL DOCUMENTATION IS RECEIVED beforehand and VERIFICATIONS CAN BE COMPLETED.
- 2) **Deposits:** Once an application has been accepted, we will provide deposit instructions, and the Applicant has until 5:00 P.M. of the agreed upon Day to deliver the Deposits. During this time, we will not remove the Property from the market.
- 3) **Lease Signing:** Must have physically viewed property or sign the residential lease sight unseen addendum. Unless otherwise agreed upon, we will prepare and send to Applicant a digital lease that the tenant can review and sign electronically. Applicants are highly encouraged to **READ THE LEASE** before signing, as there are many responsibilities that you are agreeing to perform and live under this lease terms. Once signed, the lease will be routed back to us for execution. Please be aware that we will not execute any lease until the Security Deposit is received.

