



### **Tenant Selection Criteria**

The following constitutes grounds upon which the Landlord will be basing the decision to lease the Property to you. If your application is denied based if the information provided, you will be notified.

1. Gross Monthly Income must be 3x the rental amount and verified by pay stubs /bank statements
2. 6 months of verified employment history
3. Minimum of 580 Credit Score verified by Listing Agent via Smart Move – double deposit may be required if landlord choses to proceed.
4. Clean Criminal Record verified by Listing Agent via Smart Move
5. Non-Smokers Only
6. Pets are case by case, 15 added per month and 500 refundable pet deposit per pet.

**Please fill out the lease application in its entirety and include copy of the prospects Driver's License.**

### **Document Check list:**

- ✓ Copy of every adult DL
- ✓ 2 months bank statement
- ✓ Credit Report
- ✓ Employment verification release
- ✓ 2 months check stub
- ✓ Completed lease application by each adult
- ✓ Pet Application

**Upon Approval - Deposit Check is made out to the landlord and first full months rent made out to The Monarch Team LLC.**

