

INCOME AND EMPLOYMENT CRITERIA

- **Income Requirement:** Your gross monthly income must be at least **THREE TIMES** the gross monthly rent.
- **Employment Verification:** Employment must be **VERIFIABLE** for the past two years.
- **Proof of Income:** You must submit the prior year's tax return, the last four paycheck stubs, and recent bank statements to demonstrate your ability to pay rent. You must also provide employer's phone number and email address for employment verification.

RENTAL AND BACKGROUND CRITERIA

- **Rental History:** You must provide **VERIFIABLE** rental history for the past three years with NO collections or evictions.
- **Credit Check:** We will obtain your credit report directly; personal copies are not accepted. Credit scores must be **550 or above** to qualify.
- **Background Check:** We will conduct a background check, including criminal, sex offender, and terrorist databases. **No felonies or violent crimes are allowed.**

REASONS FOR DENIAL OF APPLICATION

- Providing false, inaccurate, or incomplete information
- Prior litigation related to rental properties or past evictions
- Active bankruptcy
- Felony convictions within the past 10 years
- Involvement in physical violence, domestic abuse, or sex offenses
- Presence on sex offender or terrorist databases
- Unverifiable or insufficient income
- Significant history of late or NSF rent payments
- Previous broken leases, property damages, or unpaid rent
- Foreclosures or delinquent mortgage payments
- Credit score below 550 or no credit history
- Excessive outstanding debt, collection balances, or slow payments
- Drug-related offenses