

Tenant Selection Criteria/Eligibility Requirements

These requirements are being provided in reference to the Property located at the following address:

Street Address: _____

City, State, ZIP: _____

Please consider the following recommendations in order to get your application approved by the owners:

- Be sure to provide the name and telephone numbers (home & work preferred) of your previous landlords (not related to you) for the past two years. You must include your move-in and move out dates and the home address. If you had a roommate on the lease contract, their name would be helpful as a point of reference as well,
- Your monthly income should be at least 3 or 4 times the rental amount. If you are self-employed please provide your latest tax return as well as 3 months' worth of bank statements. Contact information of your clients is also helpful. If you are not self-employed, please provide the last 3 months pay stubs from your employer.
- Deposit funds must be available and paid within 24 hours upon owner approval of an application. All deposits must be paid by certified funds (cashier's check or money order).
- A separate application fee per applicant must be paid at time of application for each occupant or co-applicant over 18 years old. Application fee is non-refundable. All application fees must be paid by certified funds (cashier's check or money order).
- Credit and criminal reports will be obtained. Derogatory credit or criminal history may cause a decline of the application or may require an increased deposit on the rental.
- Be prepared for this. Owners are looking for a 700+ credit score. If your application is approved, the security deposit stated in the listing will be due immediately. Until a lease is signed the security deposit is 100% refundable and the property will remain on the market. All applications are subject to owner approval. Additional rent and security deposits will be required for credit score under 700.
- Pets are considered on a case by case basis. Pets may not be under 2 years old and cannot be the following breeds or mixed with the following breeds or have a biting history: Akita, Alaskan Malamute, American Bull Dog, Pit Bull, Staffordshire Terrier, Bull Mastiff, Chow, Doberman Pinscher, German Shepherd, Rottweiler, Siberian Husky, Staffordshire Bull Terrier, Wolf-Dog Hybrid Dogs are a case by case basis. A \$500 pet non-refundable fee is required for each pet.
- All properties are offered without regard to race, color, religion, creed, sex, national origin, or familial status.
- Acknowledgement

Signing this Notice of Eligibility Requirements indicates that Applicant has had the opportunity to review Landlord's tenant selection criteria and agrees to provide accurate information.

Signature: _____ Date: _____

Printed Name: _____