



## Tenant Selection Criteria

### Application Requirements:

- Rental requirements set by landlord is 1<sup>st</sup> and last month's rent plus a security deposit (amount determined by landlord). The security deposit is refundable upon move-out if property is returned in move-in condition minus any clean/repair fees.
- A completed and signed TAR Residential Lease Application from each person 18 years of age or older.
- A copy of Driver's License or state-issued Identification Card from each person 18 years of age or older.
- Each person 18 years of age or older must pay \$85 non-refundable administration/pre-screening fee which included credit and criminal background check.
- If approved and accepted, a minimum 1-year lease is required.
- All tenants must provide proof of renters' insurance, and utilities being turned on in their name prior to move-in.
- The \$85 fee is payable to Sean Powers Realty (pay via Zelle, Cashapp, Venmo or Cashier's check/money order)

### Employment:

- Income requirements – at least 3x times the amount of monthly rent • Last 3 month's paycheck stubs and/or bank statements required.
- If self-employed: Tax returns from previous 2 years required.

### Rental History:

- 2 years consistent rental history preferred.
- No evictions will be accepted.
- No broken leases in past 3 years. If there is a broken lease, restitution should be satisfied, and a letter of explanation attached to lease application.
- Previous Landlords will be contacted to verify rental history. Rent should not have been late more than twice per year. The previous landlord needs to verify that there was not damage exceeding normal wear.

### Credit Score:

- Must be above 620, with a letter of explanation for any delinquent or non-satisfactory accounts.
- No delinquent or derogatory accounts with balance owed regarding previous lease.

### Criminal Background:

- No felonies within the last ten years will be accepted; all other felonies/convictions may be determined on a case-by-case basis.
- Your application may be denied if you have had a conviction for any type of crime that would be considered a serious threat to real property or to other residents' peaceful enjoyment of the premises, including the manufacture or distribution of controlled substances.

### Pets:

- Small pets only on a case-by-case basis and deposit as determined by individual landlord

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- Client Signature \_\_\_\_\_

Date \_\_\_\_\_