

TENANT QUALIFICATION CRITERIA

Dear Applicant,

Thank you for your interest in leasing a property managed by **U Property Management** (“Management”). To ensure a fair and consistent application process, all prospective residents are screened according to the criteria outlined below. Please read this information carefully before submitting your application.

General Notice

- Submitting an application does not guarantee approval or that the property will be offered to you.
- Management may receive multiple applications and reserves the right to approve the first qualified applicant at its sole discretion.
- All application fees are non-refundable, regardless of the outcome.

Identification & Residency

- Each applicant must provide a valid government-issued photo ID to verify identity.
- Every adult (18 years or older) who will reside in the property must complete a separate application, pass all screening criteria, and be named on the lease.
- All occupants must be disclosed on the application. Management conducts background checks for every adult resident prior to move-in.
- Applicants must physically occupy the property; subleasing or applying on behalf of another person is not permitted.

Occupancy Standards

Occupancy limits are generally set at two persons per bedroom, plus one additional occupant, unless otherwise required by local or state law.

Application Evaluation

Applications are reviewed based on multiple factors, including but not limited to:

- Credit and payment history
- Income and employment verification
- Rental or ownership history
- Criminal background check
- Completeness and accuracy of application

Management also considers requested move-in dates, lease term length (minimum of one year unless otherwise specified), and the condition in which the property is accepted.

Automatic Denial

Applications will be automatically declined for reasons including (but not limited to):

- Falsified or unverifiable information
- Incomplete applications
- Invalid or missing Social Security number
- Prior eviction or landlord judgment for cause
- Inability to verify identity or income

Income Requirements

- Combined household gross monthly income must be at least 3 times the monthly rent.
- All income must be verifiable through current pay stubs, bank statements, employment verification, or tax returns.
- Self-employed applicants may be required to provide recent tax filings or profit and loss statements.
- Assets may not be substituted for verifiable income unless specifically approved.

Credit History

- A satisfactory credit history is required. Negative credit history (such as recent charge-offs, collections, or unpaid judgments) may result in denial or an increased security deposit.
- Applicants with limited credit history may be considered with an additional deposit or qualified guarantor.

Bankruptcy

- Open or recently discharged bankruptcies (within the last 3 years) may result in denial.
- Bankruptcies discharged over 3 years ago with re-established credit may be acceptable.

Rental History

- A positive rental history from current and previous landlords is required.
- Applicants with unpaid landlord debt, outstanding lease violations, or eviction filings within the last 10 years may be declined.
- Homeownership history may be used as a substitute for rental history when applicable.

Guarantor Policy

If an applicant does not meet income or credit standards, a guarantor may be considered.

- Only one guarantor per property is permitted.
- Guarantor must complete an application, pay an application fee, and meet the following requirements:
 - Minimum credit score of 700 or higher
 - Net monthly income at least 3.5 times the rent
 - Must be a relative or employer (friends are not accepted)

Criminal Background

Criminal history will be reviewed on a case-by-case basis. Factors such as the nature, severity, and recency of offenses will be considered.

Applicants may be denied if their history indicates potential risk to persons or property, or if required by law.

Pets & Animals

Pets are permitted on a case-by-case basis and must be approved in writing prior to occupancy.

- Certain breeds may be restricted based on insurance limitations or safety concerns.
- Unapproved animals are considered a lease violation and may result in fees or lease termination.
- Pet deposits, fees, or monthly pet rent may apply.
- Barnyard animals and exotic pets are not permitted.

Service and assistance animals are reviewed and verified according to Fair Housing and ADA guidelines.

Fair Housing Statement

U Property Management strictly adheres to all federal, state, and local Fair Housing laws.

We do not discriminate based on race, color, religion, national origin, gender, familial status, disability, age, sexual orientation, marital status, or any other protected category.

Application Acknowledgment

By submitting an application, you acknowledge that you have read and understood these Tenant Qualification Criteria and authorize Management to verify all information provided through credit, rental, income, and background screening.