# Mark Dimas Team - Tenant Selection Criteria: Version Date: 6/4/2026

All individuals living in the home (a.k.a Occupants) aged 18 and over are required to complete an online application through Buildium and pass through the screening process.
**SSN required.**
**Some properties have additional criteria - applicant/applicant's agent is responsible for confirming rental criteria.*

**Online Application.** [Link to Application]
*$50.00 application fee per applicant age 18 or older.
*Payment is made on the online application (payment is NOT automatically charged when payment information is submitted).
*Once charged, application fees are 100% NON-REFUNDABLE
*Once application is approved, the holding/security deposit will be due within 48 hours in order to take the home off the market and hold it for you until the move-in date.

**Required Supporting Documentation** (Items required to submit application to landlord for approval):

- [ ] 1-2 full month's worth of most recent paycheck stubs from current employer
    - [ ] If self-employed: most recent year tax return
- [ ] 1-2 month's worth of most recent bank statements (only last 4 digits of acct number required to be shown)
- [ ] Copy of DL and SS Cards
- [ ] Letter of explanation for any derogatory credit, if applicable
- [ ] *Rental Verification from current landlord: Will be requested by listing team*
- [ ] *Employment Verification: Will be performed by listing team*

**Screening Criteria:** *Subject to landlord final approval

- Credit Score:
    - 600+ credit score minimum
    - Below 600 credit score will be considered on a case-by-case basis and may require additional security deposits

- Income:
    - Household gross income minimum is 3x monthly rent

- Income below the minimum will be considered on a case-by-case basis and may  require additional security deposits

- Housing/Rental History:
    - No evictions in the last 3 years (may result in automatic denial without further processing).
      *Evictions more than 3 years may be considered on a case-by-case basis if sufficient explanation is provided
    - No current or outstanding judgements or any unpaid civil suit from a previous landlord within the last 3 years (may result in automatic denial without further processing).
      *Records more than 3 years may be considered on a case-by-case basis if sufficient explanation is provided
    - Foreclosure in the last 3 years will be considered on a case-by-case basis and may require additional security deposits

- Credit Delinquency *policy within the last 2 years:
    - Delinquent medical accounts will not be counted against you.
    - Discharged bankruptcy may require an additional security deposit and/or a qualified co-signer.
    - Derogatory credit accounts of 30 days past due or greater, collections, repossessions, liens,judgments or garnishments may require an additional security deposit and/or qualified co-signer
    - Excessive number of derogatory accounts may result in an automatic denial.

- Criminal History *subject to Landlord discretion
    - No felonies in the last 5 years
    - Felonies older than 5 years will be reviewed on a case by case basis
    - Misdemeanors will be reviewed on a case by case basis

**Pet Policy**

- Deposit/Fee: $250 non-refundable pet deposit
- 2 pets max (may consider additional pets on a case-by-case basis)
- No exotic/livestock
- Dog breed restrictions *Subject to Landlord discretion
    - Doberman pinscher
    - Pit bull terrier
    - Rottweiler
    - Chow chow
    - Wolf dogs and hybrids

- Presa Canario (Canary Dog)
- Akita
- German shepherd
- Mastiff
- Alaskan malamute
- Bullmastiff
- Staffordshire bull terrier
- Great Dane
- Siberian husky
- All “mixes” that contain any of the mentioned breeds
- Any other canine breed with aggressive traits or that will be more than 100 pounds when full grown

**Smoking is not allowed** inside our homes or garage.

**Occupancy Standard:** The maximum number of adults that a landlord may allow to occupy a dwelling is 3 times the number of bedrooms in the dwelling

**Short Term Lease:** If applicable, leases under 1 year rent amounts will be increased at a rate to be determined by the Landlord

**PERSONAL LIABILITY COVERAGE/ RENTERS INSURANCE** IS REQUIRED by all residents to provide proof of a minimum of $100,000 personal liability coverage as a condition of residency. Personal liability coverage may offer you protection if you are held responsible for causing damage to the rental home due to a covered cause of loss, such as fire.

**FAIR HOUSING POLICY:** It is unlawful and a violation of company policy to discriminate against any person based on race, color, religion, sex, national origin, handicap, or familial status, or to refuse to show, rent, negotiate, or otherwise make unavailable any rental unit.