Quantum Real Estate Investments, Inc. Tenant Selection Criteria

Personal Requirements: Applicants must be 18 years or older. Each prospective resident who is 18 years or older must submit a separate application. Application fee is $50 per person paid by Cash, cashier's check, or money order made to Quantum Real Estate Investments, Inc. These fees are NON-REFUNDABLE, even if not accepted.

Identification: We require identification in the form of a driver's license or passport

Credit Score Requirements and Security deposit amount:
650 or higher=100% of one month's rent
620 to 649= 125% of one month's rent
580 to 619=150% of one month's rent or 10% increased monthly rent

Proof of Income/Lease Payments:
The joint monthly income for ALL tenants must be 3 times the monthly rent.
Lease requires rent payments to be paid by automatic withdrawal or direct deposit.

Employment:
If an applicant has an employer please provide 2 months of pay statements to verify income, which includes year to date income. If an applicant is self-employed we require the previous 2 years of tax returns.

Rental History:
Previous good rental history is required. Please provide contact information for your previous landlord(s) on the application.

Criminal History Criteria:
We will reject any applicant with a history of the following:

- Prior Felony conviction
- Sex Offense conviction
- Possession of or intent to distribute a controlled substance
- Assault related convictions

Pets:
Case by case requires approval please include info on application. $500 one time non-refundable pet deposit.

Signing this acknowledgment indicates that you have had the opportunity to review the tenant selection criteria. The tenant selection criteria will include factors such as criminal history, credit history, current income, and rental history, If you don't meet the selection criteria or if you provide inaccurate or incomplete information, your application may be rejected.
Once an application is approved, security deposits must be paid to hold the property. Move in dates are final and all funds are due on that date. If an applicant changes their mind or fails to fulfil the lease contract the deposit is non-refundable.

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Prospective Tenant Date Prospective Tenant Date