



SCREENING CRITERIA

Hello and thank you very much for your interest! We take great pride in our home and in our dedication to providing a hassle free experience for your family. You can be assured of our prompt response to any inquiries or concerns you may have. If you have any questions regarding this process, please do not hesitate to ask for clarification. We are here to help and look forward to receiving your application.

GENERAL REQUIREMENTS

1. Each adult (18+ years) must complete & sign the rental application and provide a current government issued ID.
2. Each applicant must qualify individually OR as a legal couple.
3. Incomplete, inaccurate, false, or misleading statements made verbally or on the application will result in denial.

RESIDENCE/RENTAL HISTORY

4. We will examine the most recent years of residence history.
5. Rental history reflecting any evictions, unpaid rent, damages, or unruly behavior will result in denial or additional security deposit.

INCOME/EMPLOYMENT HISTORY

6. We require gross monthly income equal to at least 3x monthly rent per married couple OR each individual applicant
7. We will examine the history of all income(s) listed. We will not consider unverifiable income.
8. Short term, temporary, or seasonal employment may require an additional security deposit.
9. Self-employed individuals must be able to verify their income through tax returns or bank statements.

FINANCIAL/CREDIT HISTORY

10. Credit score of 600 required. Lower scores may be considered, but could result in an additional security deposit and/or guarantor
11. We reserve the right to deny any applicant/guarantor with a score lower than 600.
12. Old bankruptcies will be considered buy may require an additional security deposit if recent.
13. No outstanding debt to utility companies.
14. Derogatory credit (past due accounts, collections, charge offs, liens, and/or judgments) may result in an additional security deposit or denial.

LEGAL/CRIMINAL HISTORY

15. Criminal offenses of a violent nature against either person or property within last 10yrs will result in denial.
16. Any pending trial or court cases will result in denial.
17. Applicants with a non-violent criminal misdemeanor that occurred more than 2yrs ago or a non-violent criminal felony more than 5yrs ago may be considered if restitution was made in full. Additional security deposit may be required.
18. Multiple offences within the last 5 years will be denied.

Complete Applications should include the following 4 items:

- Copy of valid drivers License or ID for each adult over 18 (text or email is fine)
- Copy of last 2 employment pay stubs (text or email is fine)
- Signed and dated Rental Criteria form – *each adult must sign (text or email is fine)*
- Online or Signed and dated paper application – *each adult must sign*

ADULT #1 DATE: _____

ADULT #2 DATE: _____

PRINT: _____

PRINT: _____

SIGNATURE: _____

SIGNATURE: _____