



Tenant Application Criteria

Proof of Income / Employment:

- Apartments require 2.5x gross income to rent, Single Family Homes require 3.0x gross income to rent
 - Roommates income can combine to meet threshold
- Unquestionable documented proof required. Several paychecks, 3 months of bank statements, etc. Call employer for verification as well.
- Retirement income, child support, self-employment, disability or Social Security require proof of ongoing contribution.
- If an applicant does not meet gross income requirements, a co-signer can be recognized if they prove 5.0x gross income to rent. Co-signer must also pass background check.

Rental History:

- Must check three years, or two landlords (applicants name must have been on the lease)
- Call and verify rental history and verify tenant suitability

Pets:

If the property allows pets then the following breeds are NOT allowed: Pit Bulls or any mix combination of this breed, Rottweilers, Doberman Pinschers, Chows, Akita, Alaskan Malamutes, German Shepherds, Siberian Huskies, St. Bernard's, Wolf Hybrids.

- Pictures of pets are required at application
- Deposits and Fees apply
- Proof of licensed and all vaccinations as required by the state

Immediate Disqualifications:

- Any false data on application (phone numbers, SS#, references, etc.)
 - Felony conviction
 - Misdemeanor conviction in last 3 years
 - Bankruptcy, prior eviction, Housing related debt, or rental reference that would not re-rent to tenant.
 - Credit score under 525
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