



Resident Rental Criteria

Income and Financial Stability:

1. Monthly gross income requirement of 3x the amount of monthly rent. (i.e. \$1,000 monthly rent x 3 = \$3,000 monthly income)
2. Proof of stable income source (pay stubs, bank statements, employment verification).

Child Support or Alimony payments are not considered valid income types

Credit History:

1. Minimum FICO score of 600; all scores below 600 are presented to the property owner for approval. May require additional deposit.
2. Evaluation of credit history for responsible financial management.

Rental History:

1. Verification of rental history, including past evictions.
2. Record of on-time rent payments and responsible tenancy.

Criminal Background Check:

1. All applicants are required to pass a criminal background check, if it does not pass, results will be presented to the Homeowner for their own discretion to approve.

Pets:

1. All Pets/Animals are subject to Property Management Approval, which may be at the discretion of the owner. A pet profile must be submitted with the rental application. Pet restrictions apply to breed type and size. Due to insurance liabilities please consider the following breeds “Unacceptable”:

- American Pit Bulls
- Staffordshire Terriers
- Doberman Pinschers
- Rottweilers
- German Shepherds
- Chows
- Great Danes
- Presa Canarios
- Akitas
- Alaskan Malamutes
- Wolf-hybrids
- Husky
- Catahoula Leopard
- Presa Canario
- No exotic or saddled animals

Each person over the age of 18 who intends to reside in the dwelling must submit a separate application regardless if their income/credit is being used to determine eligibility. Applications must be filled out completely and electronically submitted. Application fees (\$50 per applicant) must be paid prior to processing the application. This fee covers the cost of processing the application, obtaining your credit report and background investigation. This fee is NONREFUNDABLE. Each applicant must provide (one form of ID per applicant) a valid Driver’s License, State Identification card, Military ID or US Government issued picture ID and a valid Social Security number.

