

## **RENTAL REQUIREMENTS**

We look at four criteria areas for consideration of rental application approvals. They include credit, rental history, employment, and a background check.

We reserve the right to refuse any prospective occupant for any reason. Animals may be considered on a property by property and tenant by tenant basis. Tenants with pets should refer to our pet policy found on our website.

While we review each criterion, we can make exceptions if the tenant has good scores in most of the criteria. If we need to overcome a particular weakness in a tenant's application we may require additional security deposit to be paid at lease signing.

### **Credit:**

1. Have an Experian score of 550 or greater out of a possible 800
  - a. 400-500 POOR 500-600 FAIR 600-700 GOOD 700-800 EXCELLENT
2. Have no accounts in poor standing
  - a. Reasons include: "Account seriously past due date/account assigned to attorney, collection agency, or credit grantor's internal collection department"  
"Unpaid balance reported as a loss by credit grantor"
3. Have no unpaid liens, judgments or collections

We weigh negative credit information based on the age of the bad credit and its type (for example Medical collections receive less consideration).

### **Rental History:**

1. Landlord comments will be considered. We will be looking for timely payment history, condition of your rental home during occupancy and at move-out, and if there were any damages, including occupant-created problems and compliance of lease terms. If you previous Landlord would not rent to you again, it is unlikely that we will approve you application.
2. If you have only lived with your parents, we may not be able to rent to you without extra deposit being required.

### **Employment:**

You must show income that is at least 3 times the monthly rent. Couple's combined income will be considered. This information must be verifiable and applicant should be prepared to show proof upon request.

### **Background Check:**

Please be honest about your criminal history. Everyone makes mistakes. Those that are upfront and honest with us are more likely to be approved than those who withhold the information. Recent felonies will not be approved. If you are designated a Sexual Predator by the State you will not be approved. Sexual Offenders will be judged on a case by case basis.

**Our processing is very thorough. If we have found discrepancies and falsehoods in your applications we will reject it. It is better to be upfront with issues that may affect your application vs. trying to hide them. If you have any questions regarding possible issues, please address them prior to submitting an application.**