

Rental Screening Criteria: 4540 Catalpa St.

Thank you for your interest in renting with us. Below are the criteria we will use to evaluate rental applications. All applications will be processed fairly and in accordance with applicable law. Please review these guidelines prior to submitting your application.

- 1. Income:** Applicants must demonstrate a monthly income of at least 3x the rent. Acceptable sources of income include employment, government benefits, and other lawful income sources.
- 2. Credit History:** A credit score of 740 or higher is required to qualify. Applicants with a credit score below 740 may be considered on a case-by-case basis, subject to additional documentation or co-signer arrangements.
- 3. Criminal Background:** Criminal history will be reviewed. Applicants with felony convictions or certain misdemeanor convictions may be denied in compliance with applicable law.
- 4. Rental History:** Applicants with a prior eviction or who have violated a lease agreement may not be approved.
- 5. Occupancy:** The maximum number of occupants is 2 persons per bedroom (e.g., a 2-bedroom unit can accommodate no more than 4 people).
- 6. Pet Policy:** Pets are allowed with a maximum of 2 pets. The following breeds or sizes of dogs may not be accepted: Pitbull/Staffordshire Terrier/German Shepherd/Rottweiler /Doberman.
- 7. Smoking:** Smoking is not allowed inside the unit or in common areas.
- 8. Application Fees:** The application fee is \$40 through Rent Spree. This fee is non-refundable once the application has been processed.