

Rental Qualification Criteria – Applications processed through Rent Spree (Fees are per adult applicant)

1. Income Requirements

The applicant must have a **verifiable gross monthly income of at least 3 times the monthly rent**.
Acceptable proof of income includes:

Recent **pay stubs** (last 2–3 months).
Tax returns (for self-employed applicants).
Bank statements (if applicable).
Government benefits documentation (if applicable).

2. Credit Score & History

Minimum credit score: 700 or higher.
No recent **bankruptcies, evictions, or unpaid rental-related debts** in the past **3 years**.
A history of **on-time payments** for rent, utilities, and loans is preferred.

3. Rental History

Must provide **at least 1 year** of verifiable rental history.
No prior evictions or lease violations within the past **5 years**.
No outstanding rental-related **collections or judgments**.
Positive landlord references, confirming **on-time rent payments and good tenancy**.

4. Background Check

Background checks will be conducted in compliance with **Fair Housing Laws**.

5. Occupancy Limits

Maximum occupancy follows **local building codes**.
Additional occupants (such as long-term guests) are not allowed.

6. Security Deposit & Fees

Security deposit required: **\$4,500**

7. Additional Considerations

Co-signers/Guarantors may be allowed if the applicant does not meet income or credit requirements.
No Pets
Renter's Insurance will be required.
Compliance with **Fair Housing Laws**: No discrimination based on race, gender, disability, familial status, or other protected characteristics