

TENANT SELECTION CRITERIA & REQUIREMENTS

1. Anyone occupying the property that is eighteen (18) years of age or older must fill out an application, submit copies of photo identification, and remit a \$60 non-refundable application fee each applicant. Please contact to the listing agent to process the application fee.
2. The landlord will review the application and supporting documents. If the applications are met to the criteria below, the listing agent will send the background check invitation through mysmartmove.com. Each adult applicants must complete rentsprees background check site. The landlord and the listing agent will verify the landlord and employment before giving the final approval.
3. If you do not meet these minimum requirements below, you should contact the listing agent before submitting your application to discuss your particular situation.
 - a. Income: The net monthly income for all tenants should be at least 3.5 times the monthly rental amount. Must submit three months of bank statements and three paystubs to verify the income.
 - b. Employment: We require verifiable employment history for at least the past two (2) years' W2. If you are self-employed, we can accept signed tax returns (2 years minimum). If military, we need a current copy of your LES.
 - c. Residency: We require verifiable residence history for at least three (3) years whether you currently own or rent. We will contact the landlord to verify the rental history as well. No Eviction.
 - d. Credit History: The landlord will obtain a copy of your credit report through Rentsprees . You cannot provide this to us. No judgements related to rental history. Tax Liens, unpaid child support.
 - e. Required Credit score: Minimum 680 or higher
 - f. Criminal and Sex Offender Database History: We will check for inclusion in these databases. No felony convictions, No criminal history.
 - g. Pets: Pet is case by case and must be approved by the landlord. Please submit pet picture, pet detailed. Pet deposit and fee is \$500 (non refundable pet fee)