

## **Tenant Selection Criteria**



Sonia Allison, REALTOR® and affiliated broker, eXp Realty does business in accordance with the federal, state, and local fair housing laws and does not discriminate against any person based on race, color, nationality, religion, familial status, mental or physical disability, student status, marital status, sexual orientation.

The following criteria apply to all potential applicants:

- Verifiable identification: a current government-issued photo ID
- Sufficient income-to-rent ratio: Applicants must earn at least 3 times the monthly rent to qualify. Household incomes may be combined to meet the income criteria in some cases.
- Accepted proof of income (must show at least 6 months of verifiable work history)
  - The first page of income tax returns for the past 2 years
  - The last two bank statements
  - Employment letter referencing employee start date and salary
  - At least two months' worth of pay stubs
- References: Names and telephone numbers/emails are required for current and previous residences and employers. Relatives and roommates are not accepted
- Acceptable credit rating: Credit history must demonstrate financial responsibility. Foreclosures or discharged bankruptcies will only be considered at landlord's discretion.
- Criminal Record: Criminal record not to include charges involving violence or sexual misconduct. DUI and Drug possession charges will only be considered at landlord's discretion
- Housing Assistance applications are considered for participating properties only - Section 8 income guidelines apply.

Poor credit, rental history, criminal record, or non-qualifying income could result in an increased security deposit or a denial of acceptance.

Property is in "As Is" condition unless otherwise indicated in writing at the time of application.

**\*\*A note about Emotional Support Animals and Service Animals\*\***

- Service Animals are protected under the Americans with Disabilities Act, and no reasonable accommodation request is necessary provided that the ADA definition of "Service Animal" is met.

- Emotional Support Animals are protected under the Fair Housing Act, and any limitations on breed, size, or weight cannot be applied. Documentation from a mental health professional is required, along with a letter of reasonable accommodation, at the time of application.

Please note that any reasonable accommodation request may be denied if undue financial or administrative burden is required by the housing provider, the animal poses a direct threat to the health and safety of others, or if the animal would cause substantial physical damage to the property that cannot be reduced or eliminated by reasonable accommodation.

- All animals require proof of current vaccinations at the time of application, and tenants are responsible for any damages caused by the animal, regardless of their status as a Support or Service Animal.