

Landlord's Rental Criteria and Tenant Requirements

1- Proof of income:

Typically, 3× the monthly rent in gross monthly income. Less income might be considered based on the final application review and the landlords' final approval.

2- Government-issued photo ID:

Driver's license, state ID, or passport. No application will be considered without submitting the tenants' IDs.

3- Rental application:

Completed and signed by every adult (18+). All adults who will occupy the property must complete a lease application and pay for credit check/background check application.

4- Credit check:

satisfactory credit history, minimum credit score may be required is 650

5- Background check:

Criminal history screening. This is included in the application

6- Rental history:

Positive references from previous landlords and no recent evictions. Previous rental contact information must be added to the application.

7- Employment verification:

Recent pay stubs, employment letters, or bank statements for self-employed applicants.

8- Security deposit:

Commonly equal to one month's rent. The security deposit may vary based on the review of the application and tenants' assessment.

9- Pet requirements (if allowed):

Pet's addendum must be submitted along with the lease application. Subject to the final approval of the landlords.

10- Renter's insurance:

renter's insurance policy before moving in. Minimum acceptable liability policy is \$100,000

