



Landlord's Tenant Requirements

Income:

- Applicant(s) must have a verifiable income that meets or exceeds three (3) times the monthly rent.

Credit:

- Applicants must have good credit in the last 20 months.
- Applicants with more than one (1) account currently 30 days or more past due will not be approved.
- Applicants with a credit history showing more than four (4) late payments within the last 12 months will not be approved.
- Applicants with accounts in collection status within the last 20 months will not be approved.

Criminal Background:

- Applicants with a history of violent crimes will not be approved.
- All other crimes will be reviewed at the landlord's discretion based on severity and the time elapsed since the offense.

Rental History:

- Applicants must provide at least two (2) years of verifiable good rental history.
- The applicant does not need to have lived in the same home for the past two years; however, living with family or friends without a lease in place does not qualify as rental history. Exception: Co-Signer may be acceptable as a responsible Party ALONG with the college student.

Employment:

- Minimum of one (1) year of steady employment is required.
- Applicants should demonstrate stability and a history of long-term employment.
- If an applicant has recently switched jobs, their previous job must reflect at least one (1) year of employment.

Failure to meet any of the above requirements may result in the denial of the application. The landlord reserves the right to make final determinations on all applications.

Any rental judgment present on the credit report, no matter how long ago, MAY be grounds for an automatic REJECTION of the application. Double or advance rent may be offered at the landlord's discretion in lieu of not qualifying due to credit report issues.

_____ Applicant Signature

_____ Applicant Signature