

Tenant Selection Criteria Form

L & N Realty, LLC

The Landlord will consider the following information when reviewing your application to lease the Property. If your application is not approved based on the information provided, you will be notified.

Tenant Selection Criteria

1. Gross Monthly Income must be 3x the rental amount and verified by pay stubs / bank statements.
   a. Does not apply to Section 8 Voucher
2. Six months of verifiable employment history or documented proof of income.
3. Minimum of 580 Credit Score verified by Listing Agent
4. Clean Criminal Record verified by Listing Agent
5. No broken leases or evictions
6. Pets are considered on a case-by-case basis. A $30 monthly pet fee applies, along with a $350+ nonrefundable pet deposit per pet.

Please complete the lease application in its entirety. Applicants with a credit score below 600 or any background history concerns are required to provide a letter of explanation with their application. All applications will be reviewed, and once an applicant is being considered, a screening link will be sent directly to the applicant through MySmartMove.com.

Document Checklist

- ☐ Copy of Driver's License
- ☐ Copy of Social Security
- ☐ 2 months bank statements
- ☐ Credit Report
- ☐ Employment verification release
- ☐ 2 months check stubs
- ☐ Completed lease application by each occupant age 18 or older
- ☐ Pet Application

Documentation and a completed application are required for each occupant age 18 or older.

Upon Approval

Application Fee: $49 plus applicable tax through MySmartMove.com

Security Deposit: Payable directly to the landlord and due within 24 hours of application approval.

First Full Month’s Rent: Payable to L & N Realty, LLC.