

# Qualification Criteria for Renting

Below are the requirements for renting at the property located at:

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## **Applicant Requirements:**

All applicants (18 years or older) applying must have:

- A favorable credit history with a minimum credit score of \_\_\_\_\_
- Verifiable household income that is at least \_\_\_\_\_ times the monthly rent
- Copy of a photo ID
- No prior evictions or collection records for non-payment of rent
- Proof that your rent is paid up-to-date where you are currently living
- Renter's Insurance (*optional*)
- Favorable references from current and previous landlords
- A fully completed and signed rental application for each applicant 18 years or older
- Applicant does not have any criminal convictions for crimes considered harmful to people or property.

## **Required Documents** – *Please bring the following with your completed application to rent.*

1. **Photo ID:** All applicants must provide photo identification and Social Security card. Acceptable photo identifications include, but not limited to: state issued identification card or driver's license; passport, any other government issued photo identification. (*Note: Military ID cards are not accepted*)
2. **Proof of Income** – Two pay stubs with year-to date, proof of child and/or spousal support payments; proof of social security income, disability or other government income, proof of retirement or trust fund account, etc. **Combined gross monthly income of all lease holders must be at least \_\_\_\_\_ times the monthly rent.** *Self-employed applicants must bring copies of the past three year's tax returns.*
3. **Application Fee** – An application fee (*cash, money order or cashier's check*) in the amount of \$ \_\_\_\_\_ for the purpose of obtaining tenant screening reports is required for EACH application.
4. **Proof of Renter's Insurance** (*if required*) – Prior to move-in, you must provide the Declaration Page showing:
  - Minimum of \$100,000 liability coverage
  - Policy equal to or greater than the term of the lease
  - The property and address added as additional insured (to notify landlord, in case policy is terminated)

**If you have any questions, please call us at \_\_\_\_\_.**

WE FOLLOW ALL FEDERAL & STATE HOUSING LAWS AND DO NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR HANDICAP.

