

RESIDENT SELECTION CRITERIA

1. All adult applicants 18 years of age and older must submit a fully completed, dated and signed rental application and non refundable application fee. Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee for this approval.
2. A.) Applicants must have a gross income of at least three times the monthly rent. A minimum of two years residential rental history will be required *from a corporation or real estate property management company*.
B.) Military applicants must provide their most recent LES when submitting application.
3. Credit history and/or Civil Court Records must not contain slow pays, judgments, eviction filing, Collections, liens or bankruptcy within the past 4 years.
4. Self employed applicants will be required to produce 2 years of tax returns or 1099s and 3 months bank statement. Non employed individuals must provide verifiable proof of income.
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld" further documentation may be required and applicant may be denied on this basis.
7. Previous rental history reports from landlords (corporations or real estate property management companies) must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
8. No pets (with the exception of medically necessary pets) of any kind are permitted without specific written permission of landlord in the lease document.
9. Applicants will be required to pay a security deposit at the time of application approval. We reserve the right to require a higher security deposit and/or additional prepaid rent.
10. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
11. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the owner(s) for consideration. If approval is then given for such exceptions, additional security deposit and/or additional advance rent payments may be required.
12. Our company policy is to report all non compliances with terms of your rental agreement or failure to pay rent or any amounts owed to the credit bureau.

13. RISK MITIGATION FEE

Be aware that you may be required to pay a Risk Mitigation Fee which is based on an average credit score of all applicants. This fee is a monthly fee for the duration of the Lease (added to rent). Statistically, applicants with a low credit score pose a higher risk and liability for Landlords. However, to alleviate the risk and offer the opportunity to rent, we have implemented the following scoring system: Credit Score (average of all applicant's credit scores) Monthly Fee (Added to rent for the duration of tenancy)

700 – 850 \$0 - No additional Risk Mitigation Fee
650 - 699 \$10
600 - 649 \$20
550 - 599 \$40
500 - 549 \$80

By submitting application you agree to the terms.

APPLICANT'S SIGNATURE _____ DATE _____

APPLICANT'S SIGNATURE _____ DATE _____

