



Tenant Selection Criteria

Rental Requirements

1) The online application must be filled in completely with correct information, including work verification & contact information. DO NOT PUT YOUR FULL SOCIAL SECURITY NUMBER, only the last 4 digits. Please provide last 2 years of rental history from non-related individuals. A copy of legal photo ID of all parties who are part of the lease is required to be emailed in separately when each application is filed.

2) As a rule, your monthly income should be from 3-4 times the rental amount. If you are self employed, you must provide the last year of your tax return and at least 3 month of photo copies of your bank statements. Employed applicants, please provide a copy of your paycheck stub with your license.

3) Each applicant (one per adult over the age of 18) will pay an application fee in the amount of \$35.00.

4) Any security and/or pet deposit must be paid in certified funds at acceptance of lease. The rental property will remain on the market until the lease is signed. The lease will not be prepared until any required deposits have been paid. Lease may be signed electronically or in person and must be returned within 30 hours of date on lease or lease will be considered null and void.

5) Credit and criminal reports will be obtained for review. If any negative information is discovered or if the application contains information that is inaccurate or incomplete, then the tenant can be declined or double or more security deposit might be required. The application fee is not refundable. If tenant is accepted or rejected they will be notified. First month's rent must be paid in certified funds. Remaining rents may be paid by individual check, direct deposit or other means acceptable to the landlord.

6) Pets are allowed only with approval of the property owner first. Pet deposit or pet fees may not be refundable in some cases and are up to each individual owner and may vary from each property.

7) Signing this acknowledgement indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history. If you do provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded.

I acknowledge I have received and I have read this form.

Signature

Signature

Date _____