



## Qualifications for Rent

1. **Income-** Total gross monthly income must equal three times (3x) or more than the monthly rental rate. All applicants must be able to prove income via pay stubs or an offer letter upon request.
2. **Credit-** All information showing on the credit report is subject to verification, including previous addresses and places of employment. All applicants must either have a minimum credit score of 600, or no credit. We will use debt and credit reports to determine eligibility.
3. **Criminal History-** Under no circumstance will we accept any drug-related, violent crime, or sex-related convictions. We do not accept felony convictions. Any misdemeanors within 5 years will also be denied. We may take certain situations into consideration at Owner's discretion with regard to time frame and severity of charge(s).
4. **Rental History-** You give us the right to contact any previous housing. Evictions, small claims suit and/or collections by any previous or current landlord may be cause for rejection. Applications may also be rejected for damages beyond normal wear and tear, illegal activity, and/or reports of non-compliance.
5. **Pets/Animals-** We will accept pets on select properties. All animals must be spayed or neutered. No more than two (2) pets per apartment, and no pet that weighs over 50 pounds. No aggressive dogs allowed. No pets under the age of 2 years. All pets must be house-trained. Owner has right to reject pet for any reason. However, we may not refuse any support or service animal if presented with proper documentation from a medical provider.
6. **Identification-** You must be able to prove your identity by state issued photo ID, passport, or other government ID upon request.
7. **Occupancy-** Only two people allowed per bedroom. Persons under the age of 2 years do not apply.

*Owner may make certain accommodations or exceptions for applicants based on special circumstances.*

