

## LANDLORD'S LEASING CRITERIA FOR THIS PROPERTY

- Each occupant 18 Years or older must submit a separate application.
- Non- refundable Application fee of \$50.00 for each applicant/ occupant 18 years or older. (If multiple applications have been received for the property in which you've applied, we can apply your application fee towards another available property within 90 days of your application date).
- Credit score of 650 or higher is required to lease this property.
- If credit score is less than 650, application will be declined or require higher security deposit (up to 3 months of rent rate).
- An acceptable background history is required.
- Applicant(s) must be able to provide verifiable, positive rental history or mortgage payment history.
- Those with eviction history and criminal history need not apply.
- Applicant(s) must be able to provide proof of current employment with most recent paystub(s).
- Household income must be 3 times the rental rate, and verifiable.
- If self-employed, 2 most recent complete bank statement and a signed tax return required.
- No roommates
- Smoking anywhere on the property is strictly prohibited and grounds for eviction.
- Pets are a case by case basis with a separate security deposit, no cats allowed. Must provide 3 pictures of each pet (standing, sitting, and headshot), along with current rabies vaccine record. \$100 Pet Administration Fee will be charged at move-in.
- All pets must be disclosed at time of application. Additional pets will not be considered at any time after the lease documents are executed.

I acknowledge receipt of this notice:

\_\_\_\_\_  
Tenant Date \_\_\_\_\_

\_\_\_\_\_  
Tenant Date \_\_\_\_\_

\_\_\_\_\_  
Landlord / PROPERTY MANAGER Date \_\_\_\_\_

**This notice is part of your lease agreement. Please retain a copy with your lease. "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 not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded."**