

# GENERAL RENTAL CRITERIA

The following requirements should be met to qualify to enter into a rental agreement (exceptions may apply in limited situations, if there are mitigating circumstances and a compelling and satisfactory explanation for any deviation from these requirements, along with any required co-signer and/or additional security deposit, subject to the sole discretion of the owner or its agents). Providing false information will result in disqualification.

**NON-REFUNDABLE APPLICATION FEE:** Each applicant/co-signer, 18 years of age or older, must individually apply, pay an application fee, consent to have credit/background checks performed and be approved.

**IDENTIFICATION:** All applicants over the age of 18 must provide proof of legal residency and current government-issued photo identification.

**EMPLOYMENT REQUIREMENTS:** Employment with current employer should be for at least 6 months. (Exceptions can be made under certain circumstances for students, recent graduates, and self-employed applicants who provide a CAP-prepared financial statement or most recent tax return).

**INCOME REQUIREMENTS:** The verifiable income of applicants should be at least 3 times the monthly rental amount, with sufficient debt-to-income ratios. Applicants without the requisite income may be considered if proof of cash reserves equal to at least 12 times the monthly rent is provided. If income is not verifiable by an employer, applicants should provide a copy of their most recent tax return and applicable W2, or paycheck stubs for the past 3 months, or bank statements verifying steady income.

**RENTAL HISTORY:** Applicants should not have been previously evicted or otherwise defaulted in prior lease agreements and preferentially have a verifiable rental payment history (with an unrelated landlord) and/or mortgage payment history, covering the prior 12 months, and must provide their addresses, along with the name and contact information of landlords.

**CREDIT HISTORY:** Applicants should have a credit score of 620 or above and credit reports should reflect that accounts are generally current. Any collection accounts should generally be "paid in full" or "paid as agreed." Applicants should not be in bankruptcy or contemplating bankruptcy (and preferentially not have filed bankruptcy in the previous 5 years).

**CRIMINAL HISTORY:** Applicants should not have been convicted of any crime involving substance abuse or against persons or property that would present any perceived threat to the owners, neighbors, or the rental property within the previous 7 years. Any applicants named on a publicly available list of offenders who are required to publish their address will not be approved.

**MAXIMUM OCCUPANCY:** Two tenants allowed per bedroom. No more than 3 individual adults per town-home (unless related as immediate family members).

**RESIDENTIAL USE ONLY:** The premises are to be used primarily for residential purposes only, not as a place of business, and not for any illegal or disreputable purposes.

**SUBSTANCE USE:** Smoking, vaping, illegal drugs and drunkenness prohibited on or within the premises.

**PETS:** Pets are generally not allowed (other than small, non-roaming pets) unless specifically approved or medically required. The owner reserves the right to deny applications based on the size, species or breed of pets.

**RENTAL INSURANCE & UTILITIES:** If you are approved, you must obtain renter's insurance (which can generally be inexpensively obtained from your auto insurer) and have utility accounts in your name prior to occupancy.

**HOME OWNERS ASSOCIATION:** Approved applicants are required to know and follow the rules and regulations established by the HOA and are responsible for any violations.

**RENTAL AGREEMENT:** If your application is approved, you will have 3 days from the date of notification to sign the Rental Agreement provided by the Owner/Landlord. If you do not, your application may be considered withdrawn. A Sample Rental Agreement is available for preview and should be reviewed prior to applying, to confirm you can and will agree to its terms and conditions.

Thank you for your interest in applying. Please contact Brad Boyce, Manager, at 801-244-1375 with any questions.