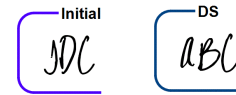


Tenant Selection Criteria



- 1) Credit scores of 650 or higher are usually approved with normal deposits as listed in the MLS.
- 2) Credit History: Landlords will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify your credit history. Credit history should show that the resident has paid bills on time and does not have a history of debt "write-offs" or accounts that have gone into collection. Money owed to a previous landlord or utility company is cause for denial. Residency may also be denied due to poor credit history. Co-signers will be considered on a case-by-case basis . If your application is denied based upon information obtained from your credit report, you will be notified.
- 3) Minimum gross combined monthly income must be 3 times the rent. For roommates, the minimum income must be 5 times the rent. Income must be verifiable. Self-employed income may also be verified with a CPA-prepared financial statement or 2 year tax returns.
- 4) Pet screening is a part of the application process for ALL applicants. A welcoming environment is paramount to all of our residents. To help ensure all of our residents understand our pet and animal-related policies, we use a third-party screening service (www.petscreening.com) and require everyone to complete a pet profile, a "no pet" profile, or request accommodation for an assistance animal. This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability. No aggressive breeds will be allowed.
- 5) We do not rent to any person required to register as a sex offender. Criminal convictions involving violent crimes, prostitution, domestic violence and/or involving the possession of weapons or illegal substances are all possible grounds for denial.
- 6) Upon approval, the tenant must pay a security deposit equal to one month's rent within 24 hours.
- 7) Applicants have 48 hrs to sign the lease once it is emailed to the applicants.
- 8) Renters Insurance is required with a minimum liability limit of \$300,000, and Landlords are to be listed as an interested party on the policy. Proof must be sent to the landlords before possession.