



Qualifying Criteria For Rental Applications

Notice to Applicants: Please review before submitting an application.

All of the following criteria must be met:

Don't Meet All the Criteria?

Landlord may still accept with an additional deposit!



Income

Combined gross annual income is greater than 3x the annual rent
i.e. If the rent for the property is \$1500, you must make at least \$54,000 a year to qualify $\$1500 \times 12 \times 3 = 54,000$



Rental History

All rent or mortgage payments have been paid on-time for the past 2 years
No late payments, unlawful detainers, partial payments, late mortgage payments etc.



Credit History

All credit accounts have been paid on-time for the past year
No late payments on auto loans, credit cards, personal loans etc.
Average credit score is 650 or above
The average score of all applicants is computed and must be above 650



Criminal History

Acceptable criminal history
No felony convictions within the past 5 years, no violent felony convictions in the past 15 years, no recent arrests awaiting trial, no drug possession convictions in the past 5 years, no drug distribution convictions in the past 10 years or currently awaiting trial



An application will be automatically declined if ANY of the applicants have one or more of the following:



False information or documentation provided



Currently late on rent or have a landlord-filed legal hearing scheduled



More than 2 late rental payments in the last two years



Credit score below 580



Landlord-filed legal action in the last 5 years



Undischarged bankruptcy



Unacceptable criminal history